



Nene Road, Ely, CB6 2WL

**CHEFFINS**

## Nene Road

Ely,  
CB6 2WL

- No Forward Chain
- Detached 3-Storey Home
- 2 Reception Rooms
- 5 Bedrooms (3 Ensuite)
- Rear Garden
- Off Road Parking & Tandem Length Garage
- Freehold / Council Tax Band E / EPC Rating C

Cheffins are delighted to offer to the market this deceptively spacious 3-storey detached home situated in the popular City of Ely.

The property offers a practical living space for a family over 3 floors and includes an entrance hall, cloakroom, lounge, separate dining room, kitchen and conservatory, as well as 5 good size bedrooms, a family bathroom and 3 of the bedrooms benefitting from ensuite facilities.

Outside there is a small front garden, off road parking to the side leading to a tandem length garage, whilst the rear offers a mainly laid to lawn garden with gated access.

The property is available with no upward chain and is available to view by appointment only.

5 4 2

**Guide Price £550,000**





## LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

## ENTRANCE HALL

With door to front, stairs to first floor, cloaks cupboard, under stairs storage cupboard, radiator.

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, window to rear, radiator.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral washing machine, 1 1/2 bowl stainless steel sink with mixer tap, integral dishwasher, space for fridge/freezer, dual fuel range style cooker with extractor hood over, tiled splashbacks, radiator, door to side, window to rear.

## LOUNGE

With window to front, doors to rear into the conservatory, 2 radiators, gas fireplace.

## CONSERVATORY

With doors to rear leading into the garden.

## DINING ROOM

With window to front, radiator.

## FIRST FLOOR LANDING

With stairs leading to the second floor, radiator.

## BEDROOM 5

With window to front, radiator, fitted wardrobes.

## BEDROOM 2

With window to rear, radiator, built-in wardrobes, door to:

## ENSUITE WET ROOM

With walk-in shower, low level WC, wash hand basin, radiator, window to side.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal hand basin, panelled bath, window to rear, extractor.

## BEDROOM 1

With window to front, built-in wardrobe, radiator. Door to:

## ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and spa bath with shower over, window to rear, radiator, extractor fan.

## SECOND FLOOR LANDING

With storage cupboard and airing cupboard housing hot water tank.

## BEDROOM 3

With window to front, fitted wardrobes, radiator.

## ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal hand basin, shower cubicle and towel rail.

## BEDROOM 4

With window to front, radiator, built-in storage cupboards, access to loft.

## OUTSIDE

To the front of the property there is off road parking for 2 cars leading to a single garage, together with a small front garden.

The rear garden is mainly laid to lawn with established shrubs and gated access to side. There is a tandem length garage with electric up and over door, power and light connected and door into the rear garden.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £550,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

### Approximate Gross Internal Area 1877 sq ft - 175 sq m (Excluding Garage)

Ground Floor Area 772 sq ft - 72 sq m

First Floor Area 637 sq ft - 59 sq m

Second Floor Area 468 sq ft - 44 sq m

Garage Area 287 sq ft - 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.