



Abbots Way, Ely, CB6 3AJ

CHEFFINS

Abbots Way

Ely,
CB6 3AJ

- Established Terrace Home
- 3 Bedrooms
- Good Size Rear Garden
- Off Road Parking & Garage
- Modernisation Required
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating D

Cheffins offer to the market this 3 bedroom terraced home located in an established location within the popular City of Ely.

The property does require modernisation but offers potential to create a personalised home.

Currently the property offers an entrance hall, lounge, kitchen/dining room at the rear providing access into the garden, 3 good size bedrooms to the first floor and a family bathroom.

Outside there is a front garden, whilst the rear offers a mainly laid to lawn garden with gated access, plus a single garage.

The property benefits from being offered for sale with no upward chain and is available to view by appointment only.



Guide Price £230,000





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 the first floor, radiator.

LOUNGE

With window to front, fitted gas fire with original back boiler to rear (we understand from the vendor this has the potential to have a real fireplace reinstated), radiator.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, space for single oven, plumbing for washing machine, stainless steel sink with mixer tap, space for fridge/freezer, under stairs storage cupboard, radiator, window to rear, door to rear.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With window to front, radiator, fitted wardrobes, further built-in cupboard.

BEDROOM 2

With window to rear, built-in wardrobe, radiator.

BEDROOM 3

With window to front, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal hand wash basin and panelled bath with telephone style shower attachment, window to rear, radiator.

OUTSIDE

To the front of the property there is a mainly laid to lawn garden with mature shrubs and plants.

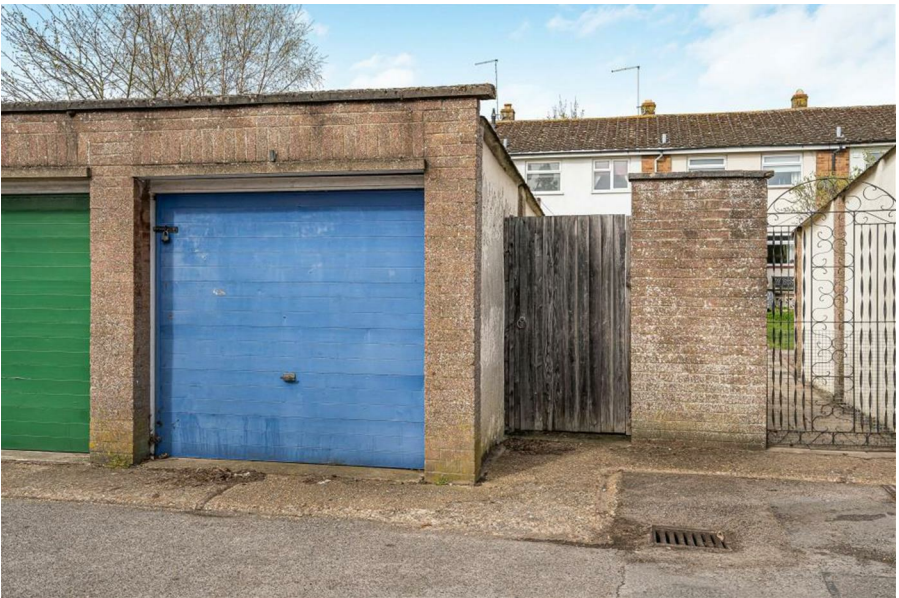
The rear offers a mainly laid to lawn garden with pathway to the rear and gated access to rear.

There is a single garage with up and over door to front and door into the garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



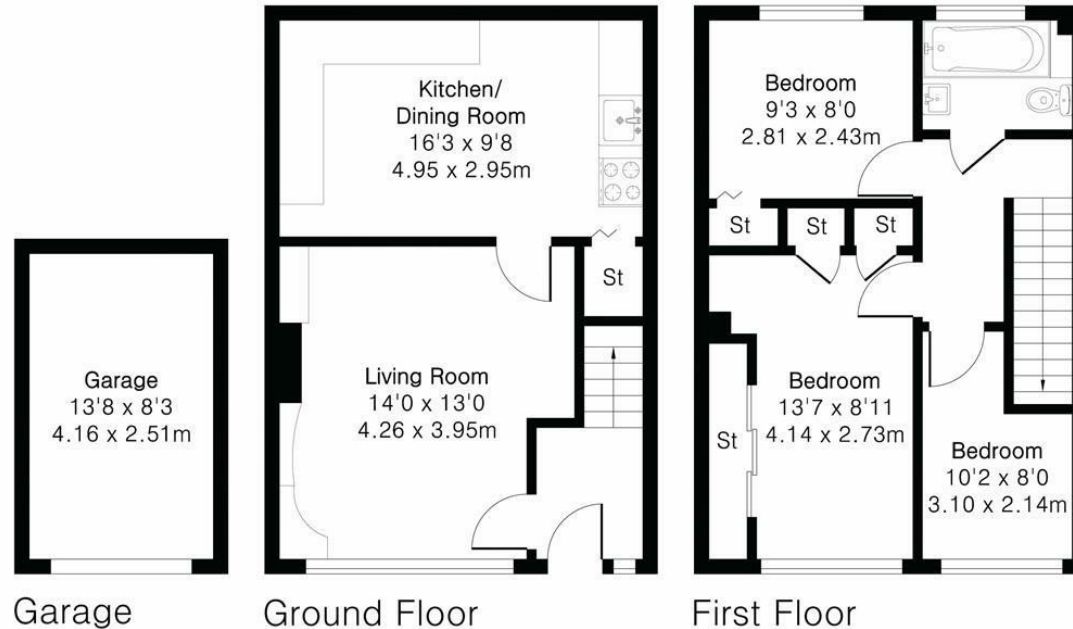


Approximate Gross Internal Area 782 sq ft - 72 sq m (Excluding Garage)

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 391 sq ft – 36 sq m

Garage Area 112 sq ft – 10 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	73
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £230,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



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