



Bentham Way, Ely, CB6 1BS

CHEFFINS

Bentham Way

Ely,
CB6 1BS

- Detached Bungalow
- 2 Double Bedrooms
- Conservatory
- Shower Room
- Generous Rear Garden
- Off Road Parking & Single Garage
- Popular Established Residential Location
- No Forward Chain
- Freehold / Council Tax Band C / EPC Rating D

Cheffins offer to the market this popular detached bungalow situated in the City of Ely.

Accommodation comprises of an entrance hall, lounge, fitted kitchen, 2 double bedrooms, shower room, as well as a conservatory enjoying views of the rear garden.

Outside there is a generous front garden which has been mainly laid to gravel and could be utilised as additional parking if required, plus a driveway for 3 cars which leads up to a single garage. The rear offers a mainly laid to lawn garden with generous paved patio.

This property is further offered for sale with the benefit of no forward chain and is available to view immediately.



Guide Price £375,000



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, airing cupboard housing the boiler, radiator.

LOUNGE

With window to front, radiator, gas fireplace (capped off).

BEDROOM 1

With window to front, fitted wardrobes and bedroom furniture, radiator.

BEDROOM 2

With door to rear leading into the garden, radiator.

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin and shower cubicle with power shower, window to rear, heated towel rail, extractor fan.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4-ring gas hob with extractor hood over, integral under counter

fridge and freezer, built-in larder, radiator, plumbing for dishwasher, sink with mixer tap, window to rear, door to rear leading into:

CONSERVATORY

With doors to side leading into the garden, 2 radiators, kitchen base unit with work surface over, plumbing and space for washing machine and tumble drier.

OUTSIDE

The front of the property has a driveway providing off road parking for multiple vehicles and has been gravelled for low maintenance with hedgerows to front. There is also a detached single garage with window to side, door to side providing access into the rear garden, manual up and over door to front, work bench to the rear, power and light connected.

The rear of the property is north facing and is mainly laid to lawn with generous paved patio, timber shed and outside tap.

VIEWING ARRANGEMENTS

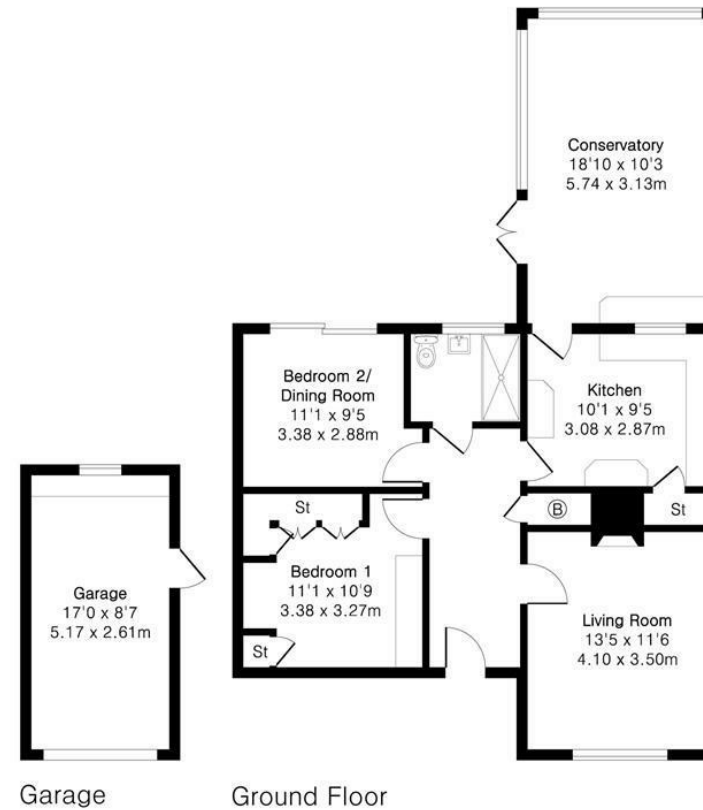
Strictly by appointment with the Agents.





Approximate Gross Internal Area 881 sq ft - 82 sq m
(Excluding Garage)

Garage Area 145 sq ft - 13 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	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £375,000

Tenure - Freehold

Council Tax Band - C

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.

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[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.