



Kilkenny Avenue, Ely, CB7 4RZ

CHEFFINS

Kilkenny Avenue

Ely,
CB7 4RZ

A spacious terraced house located on the edge of Ely. Accommodation comprises entrance hall, kitchen, utility, dining/living room, cloakroom, three bedrooms and family bathroom. Two allocated parking spaces. Available: 14/05/2026. Deposit £1,557. Holding fee: £311. Council tax band A. EPC: C

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 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.



£1,350 PCM



**ENTRANCE HALL**

with door to front aspect, mat well, stairs to first floor.

KITCHEN

with double sink unit and drainer with mixer taps, a range of matching wall and base units, freestanding oven and space for dishwasher and fridge freezer.

UTILITY ROOM

with plumbing for washing machine, tiled floor.

CLOAKROOM

with low level WC, hand basin with base unit beneath and tiles floor.

INNER HALL

with low level storage cupboard and railed and shelved storage cupboard.

DINING/LIVING ROOM

carpet/tiled flooring with door leading into rear garden, fitted storage cupboard.

BEDROOM

with fitted storage cupboard.

BEDROOM**BEDROOM****BATHROOM**

with suite comprising 2 inset basins, panelled bath with fitted shower unit, low level WC. Fitted storage cupboard (shelved).

OUTSIDE

To the front of the property there is a fitted open plan garden area, to the rear there is an enclosed garden with patio, lawn and a brick built outbuilding housing the boiler. There are two allocated parking spaces.



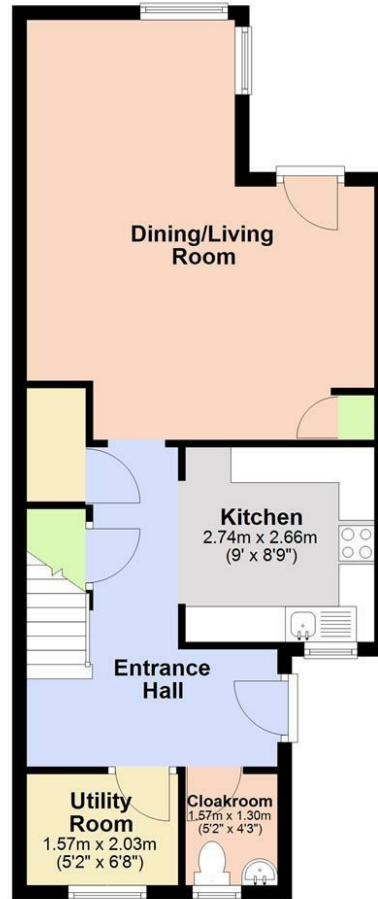


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	85
England & Wales	EU Directive 2002/91/EC	

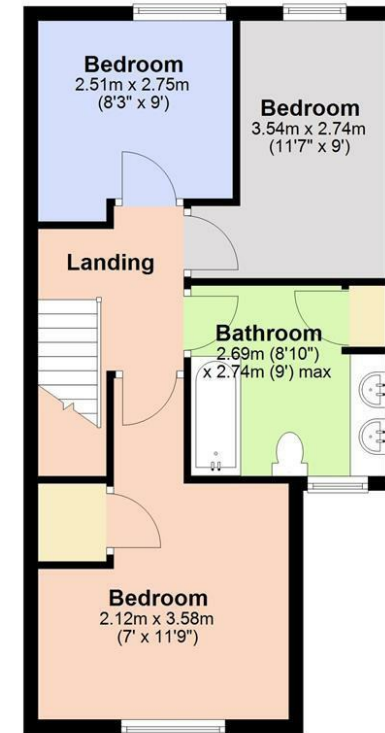
Ground Floor

Approx. 50.2 sq. metres (540.7 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 93.9 sq. metres (1010.5 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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.

