



Beresford Road, Ely, CB6 3WW

CHEFFINS

Beresford Road

Ely,
CB6 3WW

- Available: 01/04/2025
- Enclosed rear garden
- Council tax band: D
- EPC: C

Newly decorated and replacement flooring throughout, this three bedroom townhouse is situated on a popular development to the west of the City centre. Accommodation comprises: Ground floor: entrance hall, utility room, garden room, study/bedroom 4, cloakroom. First floor: kitchen, dining area, living room. Second floor: three bedrooms (ensuite to master), bathroom. Enclosed rear garden, garage and parking. Available: 01/04/2025. Minimum 6 month term. Deposit: £1,961. Holding fee: £392. Council tax band: D. EPC: C

 3  2  2

£1,700 PCM





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.

ENTRANCE HALL**CLOAKROOM****UTILITY ROOM**

with built in units, sink with draining board and washing machine.

GARDEN ROOM

with French doors to the garden.

STUDY/BEDROOM 4**FIRST FLOOR****KITCHEN**

with oven, gas hob, extractor, dishwasher and space for fridge/freezer.

DINING AREA**LIVING ROOM****SECOND FLOOR****BEDROOM**

with built in wardrobes.

EN-SUITE**BEDROOM****BEDROOM****BATHROOM****OUTSIDE**

enclosed rear garden, garage and parking.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(69-80) C		
(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	



Total area: approx. 119.5 sq. metres (1286.5 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanIt.

Agents note:

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

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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.



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