



Ely Road, Queen Adelaide, CB7 4TZ

**CHEFFINS**

## Ely Road

Queen Adelaide,  
CB7 4TZ

A three bedroom detached house located in the village of Queen Adelaide. The property comprises hall, kitchen, dining area, living area, three bedrooms and family bathroom. Water included. Lawn area to the front and parking to the rear. Please note the access to the side of the property is shared with the farm behind. Available: 09/07/2026. Deposit: £1,269. Holding deposit: £253. Council tax band: C. EPC: D

### LOCATION

Queen Adelaide is a hamlet situated on the north-east outskirts of Ely. Ely provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including 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 to London. Ely also has a mainline station which provides electrified rail service to Cambridge and London.



£1,100 PCM



**HALL****KITCHEN**

with wood effect vinyl. Integrated electric oven, hob, extractor, plumbing for washing machine and space for fridge/freezer. Understair storage cupboard.

**DINING AREA**

with window to rear aspect.

**LIVING AREA**

with window to front aspect.

**BEDROOM****BEDROOM**

with built-in wardrobe.

**BEDROOM**

with storage cupboard.

**BATHROOM**

with white suite including WC, wash hand basin and 'P' shaped bath with electric shower over.

**OUTSIDE**

Lawn area to the front of the property and gravel parking area to rear. Please note the access to the side of the property is shared with the farm behind.

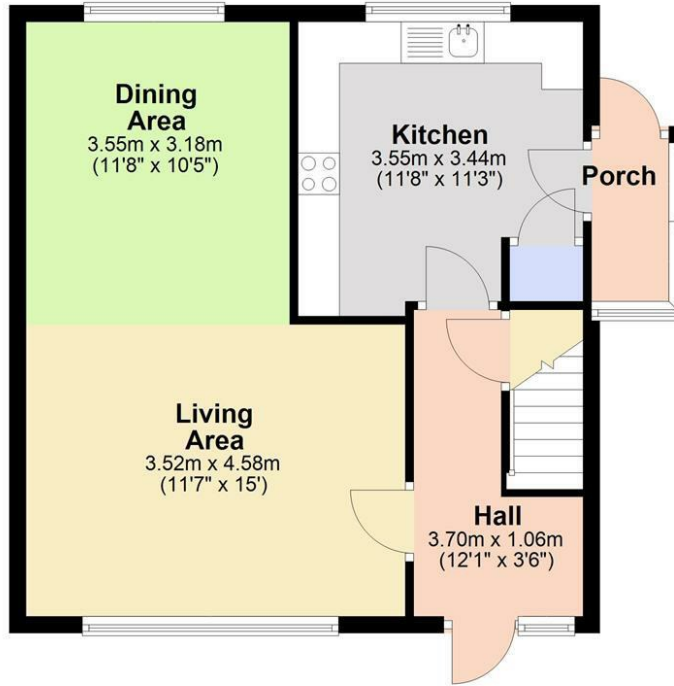
**LETTING AGENTS NOTES**

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



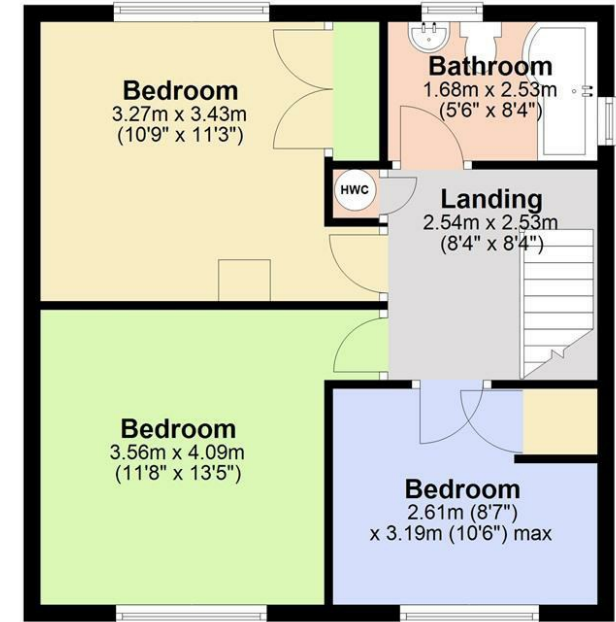
### Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



### First Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



Total area: approx. 97.1 sq. metres (1045.5 sq. feet)

### Energy Efficiency Rating

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

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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.

