



Merivale Way, Ely, CB7 4NF

CHEFFINS

Merivale Way

Ely,
CB7 4NF

3 2 1

Guide Price £350,000

- Modern 3-Storey Family Home
- Desirable Location
- 3 Double Bedrooms (Ensuite to Bedroom 1)
- Off Road Parking & Garage
- Enclosed Rear Garden
- FREEHOLD / COUNCIL TAX C / EPC RATING C

Cheffins are delighted to offer to the market this well presented, three storey family home located in the popular City of Ely.

The accommodation includes entrance hall, ground floor cloakroom, kitchen, living/dining room, 3 double bedrooms (ensuite shower room to bedroom 1) and family bathroom.

Outside the property there is an enclosed split level rear garden with paved patio and gated access. There is also a single garage next to the property with off road parking for two cars in front.

For further information or to arrange a viewing please contact us today!





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, radiator, storage cupboard and stairs leading to the first floor.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC, wash hand basin, radiator and window to the front.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, single oven, 4 ring gas hob with extractor hood over, one and a half bowl sink with mixer tap over, integral dishwasher, integral fridge/freezer, integral washer/dryer, radiator and window to the front.

LIVING / DINING ROOM

Patio doors to rear leading to the Garden, radiator and an understairs storage cupboard.

FIRST FLOOR LANDING

Radiator and stairs leading to the second floor.

BEDROOM 2

Window to the rear and radiator.

BEDROOM 3

With two windows to the front and a radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with thermostatic shower over and small glass shower screen, radiator and window to the side.

SECOND FLOOR**BEDROOM 1**

With window to the front and side, 3 radiators, airing cupboard housing the hot water tank, 4 fitted wardrobes with shelving, loft access, dressing area, skylight to the rear. Door to:

ENSUITE

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and double shower cubicle, skylight to the rear, storage cupboard and a heated towel rail.

OUTSIDE

To the rear there is a split level garden with paved patio, artificial grass, gated access,

outside tap and exterior lighting.

There is a driveway for two cars with exterior lighting, leading to a garage with up and over door and window to the rear.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

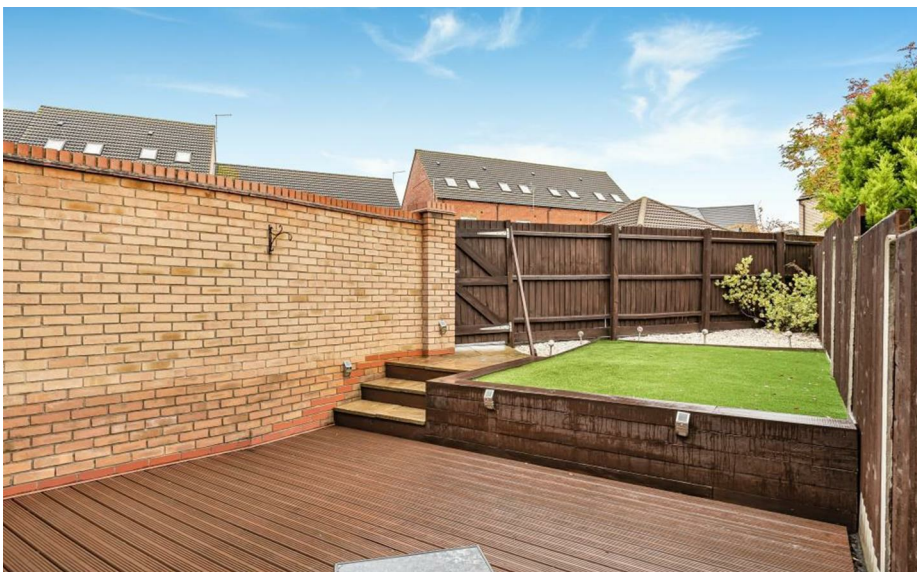
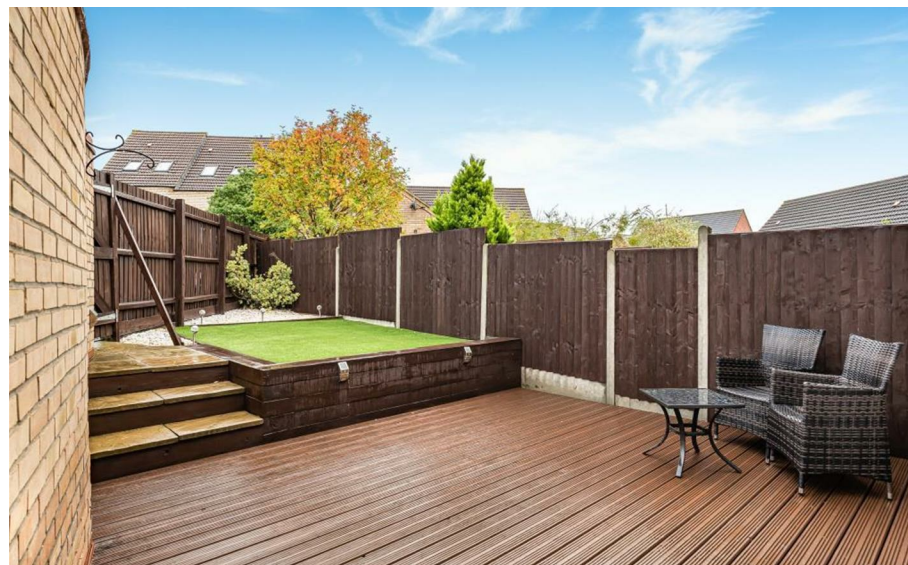




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £350,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



**Approximate Gross Internal Area 1138 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 395 sq ft – 37 sq m

First Floor Area 395 sq ft – 37 sq m

Second Floor Area 348 sq ft – 32 sq m

Garage Area 159 sq ft – 15 sq m



PINK PLAN

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.



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