



Quince Way, Ely, CB6 2YL

CHEFFINS

Quince Way

Ely,
CB6 2YL

- Well Presented Modern Detached Family Home
- 4 Good Size Bedrooms (1 Ensuite)
- Lounge & Generous Kitchen/Dining Room
- Driveway
- Single Garage (Currently Divided to Storage & Workshop but Easily Reinstated)
- Enclosed Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

We are delighted to offer to the market this well presented modern detached family home located in the popular City of Ely.

The property comprises of entrance hall, lounge to the front, whilst the rear offers a generous kitchen/dining room with access into the rear garden. There is also a utility room and downstairs cloakroom. To the first floor there are 4 good size bedrooms, the master bedroom benefitting from an ensuite shower room and there is also a family bathroom to complete the accommodation.

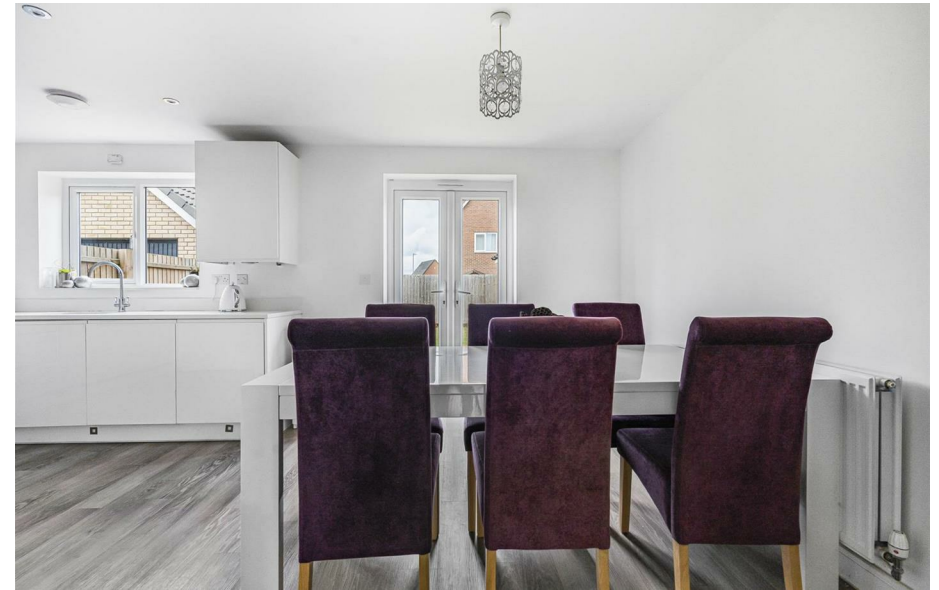
Outside the property there is a small front garden whilst the rear offers a mainly laid to lawn garden with gated access. There is also off road parking to the side leading up to a single garage which has temporarily been split into storage at the front and workshop at the rear.

This property also benefits from being offered for sale with no upward chain and for further information please contact us today.

4 2 1

Guide Price £475,000





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 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, stairs to first floor, storage cupboard, meter cupboard.

LOUNGE

With window to front, radiator

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, radiator, extractor fan.

KITCHEN / DINING ROOM

With window and door and rear. Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, inset stainless steel sink unit with mixer tap, double oven, 5-ring gas hob with extractor hood over, integral fridge/fridge freezer and dishwasher.

UTILITY ROOM

Fitted with base units with work surfaces over, integrated washing machine, extractor fan,

FIRST FLOOR LANDING

With access to loft..

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator.

BEDROOM 2

With window to rear, radiator.

BEDROOM 3

With window to rear, radiator.

BEDROOM 4

With window to front, radiator

BEDROOM 1

With window to front, radiator. Door to:

ENSUITE

Fitted with a 3-piece suite comprising of low level WC, wash hand basin and a shower cubicle, extractor fan, radiator.

OUTSIDE

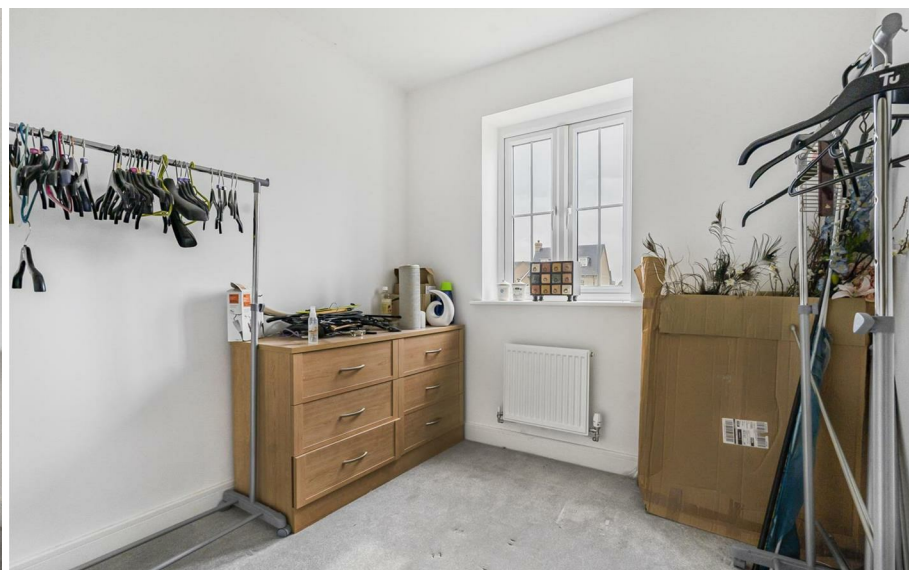
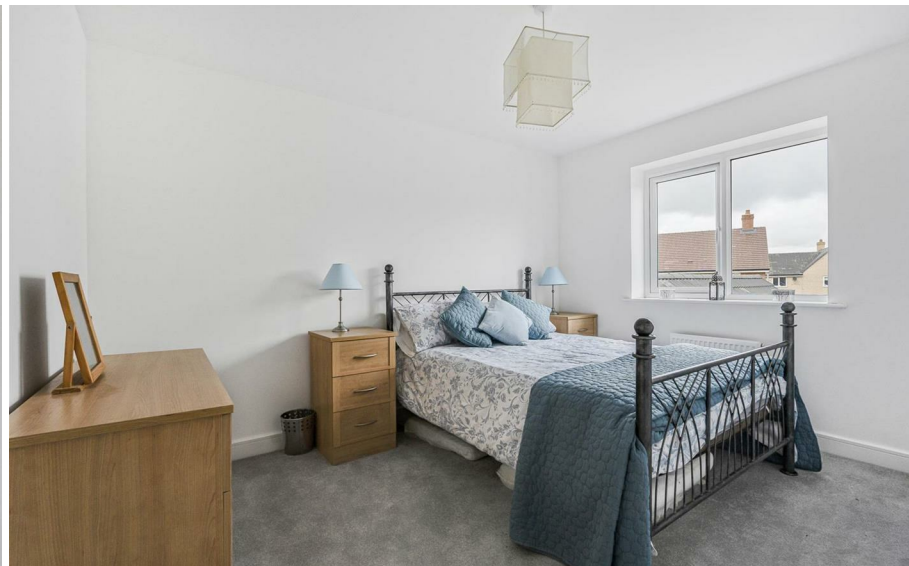
To the front of the property there is off road parking for 3 cars leading up to a single garage. The garage has an up and over door and has been split into a


storage section to the front and workshop to the rear (the garage could easily be converted back into a full garage). The rear garden is mainly laid to lawn with paved patio and gated access to the side.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

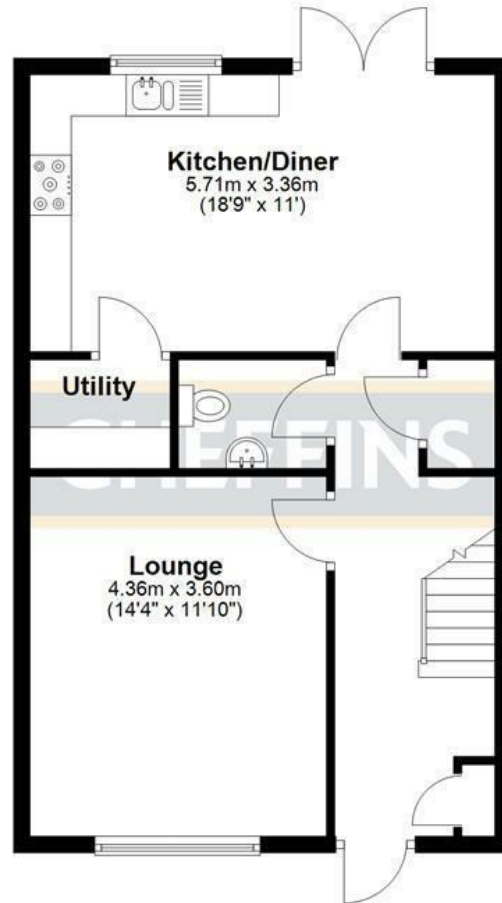


Guide Price £475,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council



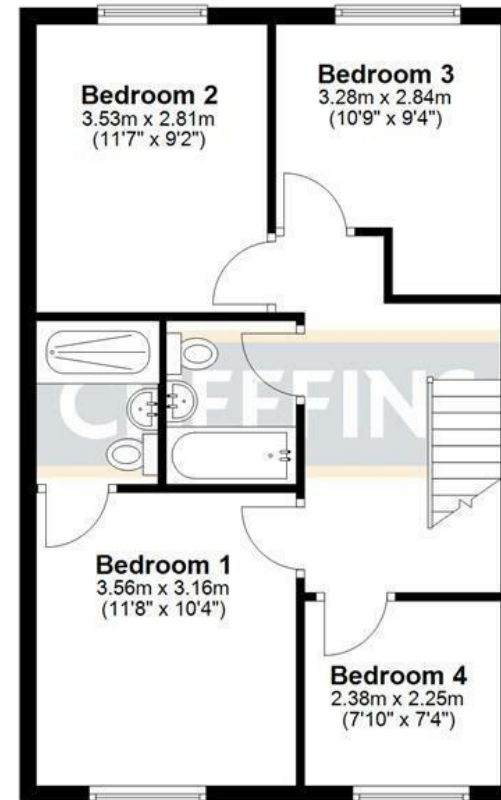
Ground Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 104.9 sq. metres (1129.4 sq. feet)

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.

