

Chestnut Way, Mepal, CB6 2YP

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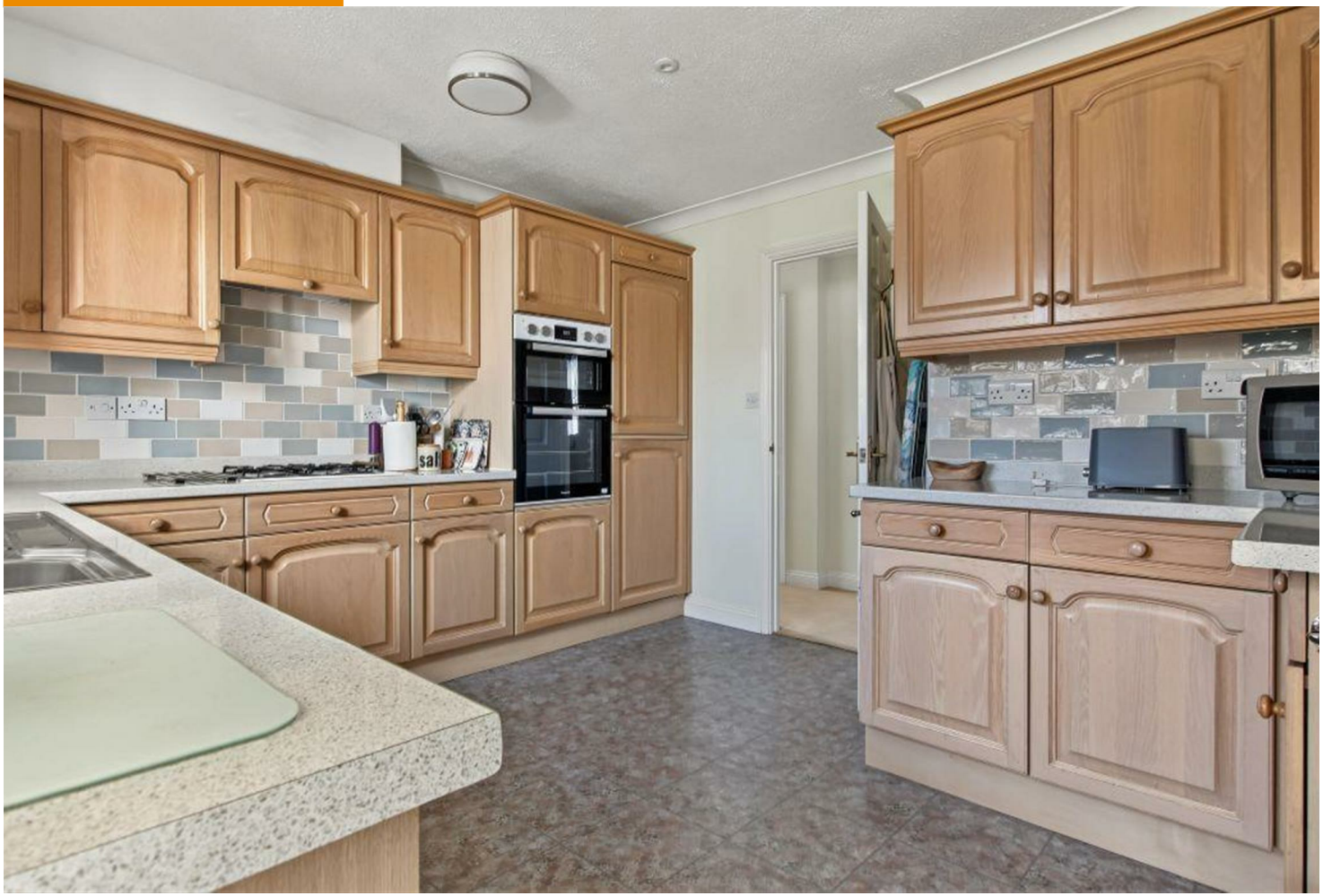
Chestnut Way

Mepal,
CB6 2YP

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Guide Price £375,000

- No Onwards Chain
- 3 Bedrooms
- Living Room And Conservatory
- Detached Bungalow
- Tandem Garage
- Fully Enclosed Garden
- Freehold / Council Tax D / EPC D



** No Forward Chain **

Cheffins are delighted to offer to the market this well-presented bungalow, situated in a quiet cul-de-sac within the popular village of Mepal.

The property offers well-proportioned accommodation comprising an entrance hallway, sitting room, kitchen/breakfast room, three bedrooms, conservatory, en-suite shower room and wet room. Outside, the property benefits from a fully enclosed rear garden, together with a tandem garage and driveway providing off-road parking.

The property is offered for sale with no upward chain and viewing is highly recommended.









LOCATION

Mepal is a small village situated approximately 8 miles West of Ely and approximately 18 miles North of Cambridge. Facilities include a primary school and a post office/shop. A well respected independent school and mainline station to London and Cambridge can be found in Ely together with the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

ENTRANCE HALL
With door to front, storage cupboard, airing cupboard housing water tank, radiator and loft hatch.

LIVING ROOM
With bay window to the front, two radiators, gas fireplace, sliding doors leading through to..

CONSERVATORY
With access either side, radiator and LVT flooring.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated one and a quarter stainless steel sink with mixer tap over, integrated gas hob, oven and grill, integrated fridge/freezer, space for washing machine and dishwasher, wall mounted boiler and radiator.

BEDROOM 1
With windows to the rear, fitted wardrobes and radiator.

ENSUITE
Fitted with a three piece suite comprising shower cubicle with tiled splash back, wash hand basin with mixer tap and storage under and low level WC. Window to the side, heated towel rail, tiled splashback surrounding and shaving point.

BEDROOM 2
With bay window to the front, radiator, built in bed framed wardrobe.

BEDROOM 3 / DINING ROOM
With bay window to the front and window to the side, radiator.

WET ROOM
Fitted with a three piece suite comprising shower area fitted with a fixed seating area, low level WC and wash hand basin. Heated towel rail, extractor fan and spotlights.

OUTSIDE
With low maintenance gravelled front garden with path to the front door, driveway leading to a well equipped tandem garage with potential, electricity connected and an up and over door.

The rear garden is mainly laid to lawn and fully enclosed by brick walls and partial fencing with patio sections. Side gated access leading to the driveway and access into the tandem garage.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.







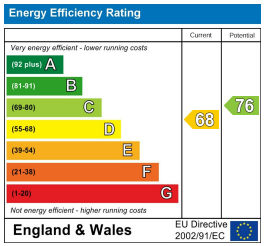


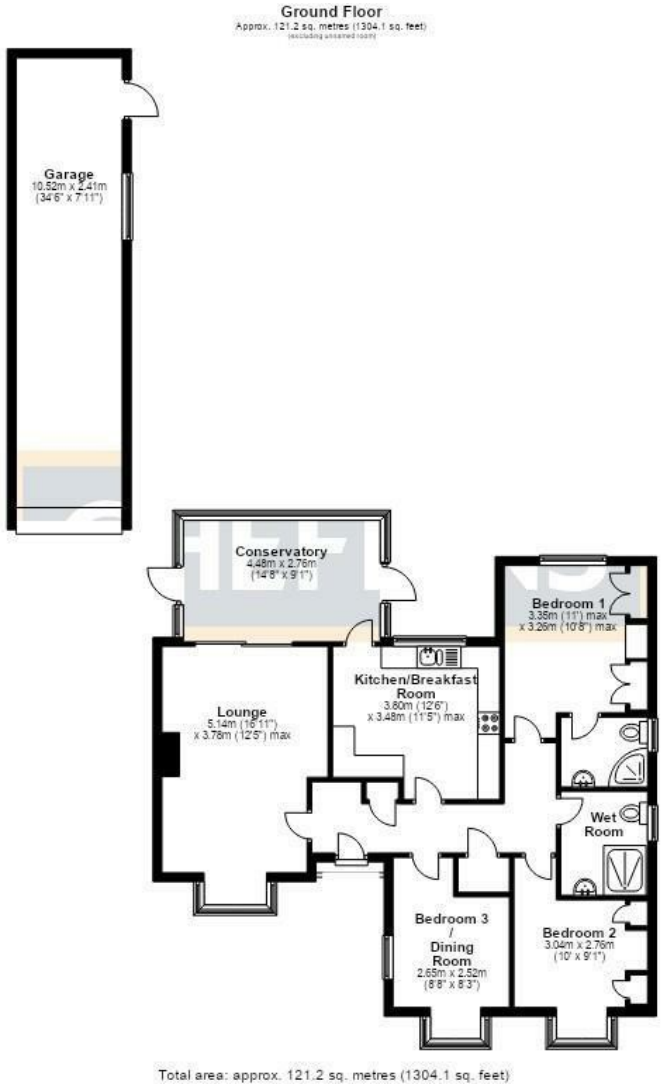












Guide Price £375,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.