



Briar Grove, Ely, CB6 3EU

CHEFFINS

Briar Grove

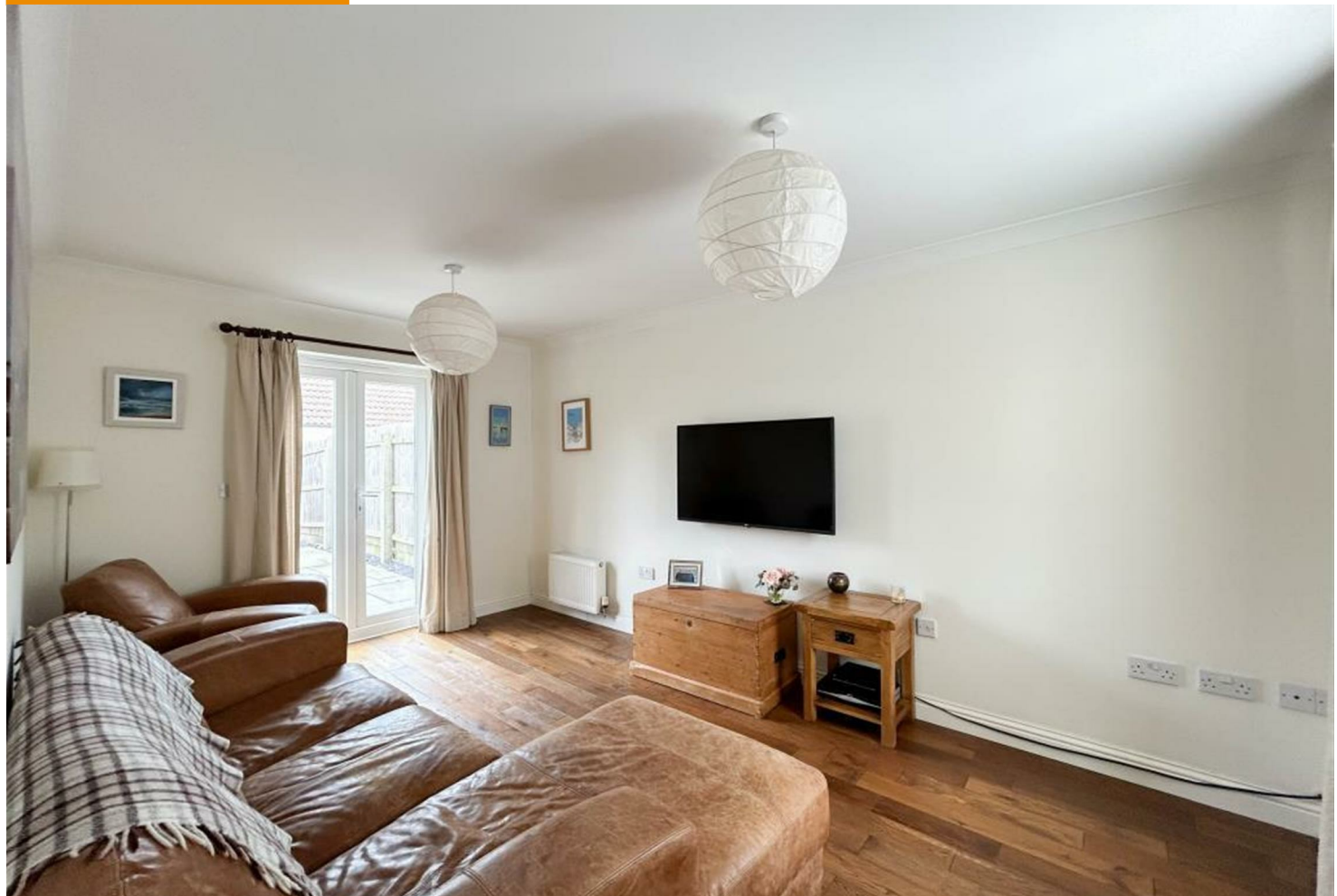
Ely,
CB6 3EU

- Modern 3-Storey Townhouse
- Well Appointed
- 3 Double Bedrooms (Master with Dressing Area & Ensuite)
- Open Plan Kitchen/Diner & Lounge
- Driveway & Garage
- Enclosed Rear Garden
- Rarely Available House Style
- Freehold / Council Tax Band C / EPC Rating TBC

A well appointed modern 3-storey townhouse benefitting from no upward chain and situated in a popular residential development within the St Johns Community Primary School catchment area. Accommodation comprises open plan kitchen/diner, lounge, cloakroom, 3 double bedrooms, dressing room and ensuite to bedroom 1 and family bathroom, together with driveway, garage and enclosed garden.

3 2 1

Guide Price £400,000





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 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 aspect, stairs to first floor with under stairs storage cupboard, radiator.

CLOAKROOM

With low level WC, wash hand basin, radiator.

LOUNGE

A dual aspect room with double glazed window to front, French doors to rear, 2 radiators.

OPEN PLAN KITCHEN / DINING ROOM

A dual aspect room with double glazed windows to front and rear, kitchen area with 1 1/4 stainless steel sink and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted double electric oven, 4-ring gas hob with extractor hood above, plumbing for utilities, cupboard housing the gas fired boiler, radiator, door leading to rear garden.

FIRST FLOOR LANDING

With half landing having a double glazed window to rear aspect, stairs to second floor.

BEDROOM 2

A dual aspect room with double glazed windows to front and rear aspects, 2 radiators.

BEDROOM 3

A dual aspect room with double glazed windows to front and rear aspects, 2 radiators.

FAMILY BATHROOM

With suite comprising panel bath with shower above, low level WC, pedestal hand basin, radiator, double glazed window to front aspect, airing cupboard housing hot water tank.

SECOND FLOOR LANDING

With velux to rear aspect.

BEDROOM 1

A dual aspect room with double glazed window to front aspect and velux to rear aspect, 2 radiators.

DRESSING AREA

With fitted wardrobe, double glazed window to front aspect, radiator.

ENSUITE

With double size shower cubicle, low level WC, wash hand basin, radiator, velux window to rear aspect.

OUTSIDE

To the rear of the property you will find a generous enclosed garden offering low maintenance, being paved throughout and with power and lighting and outside tap, There is a driveway leading to a garage providing ample off road parking and having power and light connected.

AGENT NOTES

Tenure - freehold
Council Tax Band - C
Property Type - townhouse
Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan
Square Footage - 1135 according to the floorplan
Parking - driveway and garage

Utilities / Services
Electric Supply - mains
Gas Supply - mains
Water Supply - mains
Sewerage - mains
Heating sources - gas central heating to radiators

Broadband Connected - yes
Broadband Type - Sky Fibre. Download speed is currently 20 Mbps and Upload speed is 5.11 Mbps
Mobile Signal/Coverage - according to Ofcom.org.uk both mobile and data are likely to be available for 4 out of 4 of the main providers checked

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





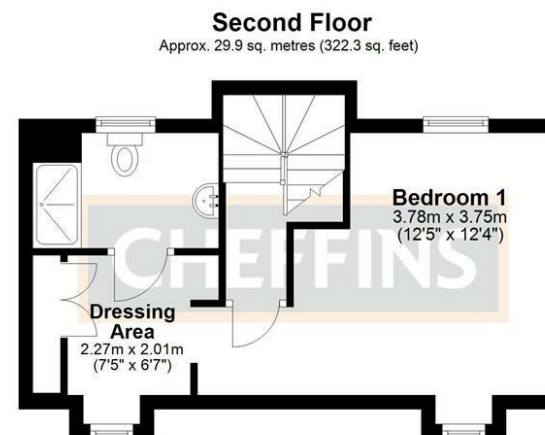
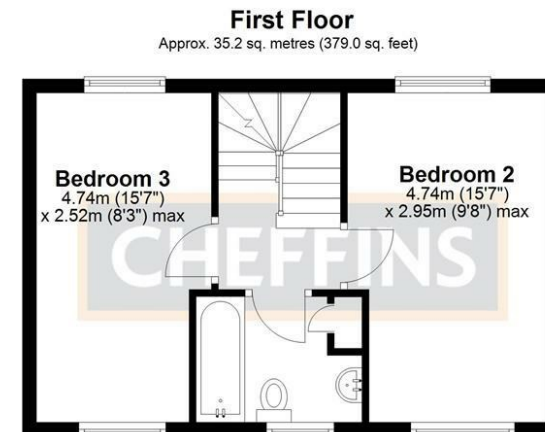
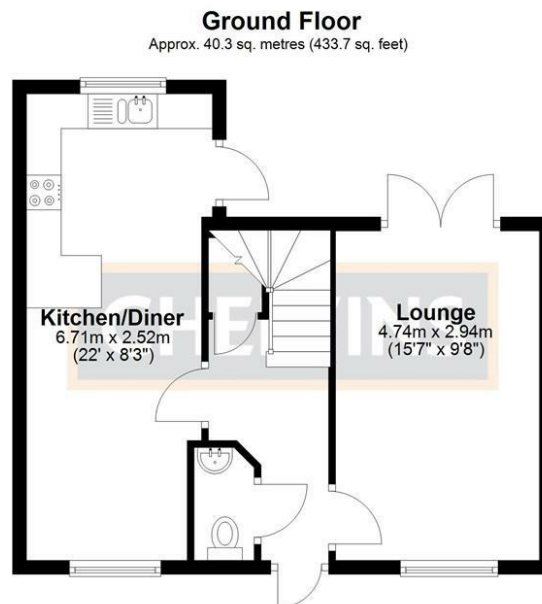
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		87
(51-61) B		
(39-50) C	74	
(15-48) D		
(10-34) E		
(1-10) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £400,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



Total area: approx. 105.4 sq. metres (1135.0 sq. feet)

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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.