



Henley Way, Ely, CB7 4YH

CHEFFINS

Henley Way

Ely,
CB7 4YH

- Terraced Family Home
- 3 Bedrooms
- Refitted Kitchen/Diner
- Good Size Rear Garden
- Off Road Parking & Single Garage
- Easy Access to City Centre
- Freehold / Council Tax Band C / EPC Rating C

Cheffins bring to the market this well presented 3 bedroom terraced home located in the popular City of Ely, within walking distance of amenities.

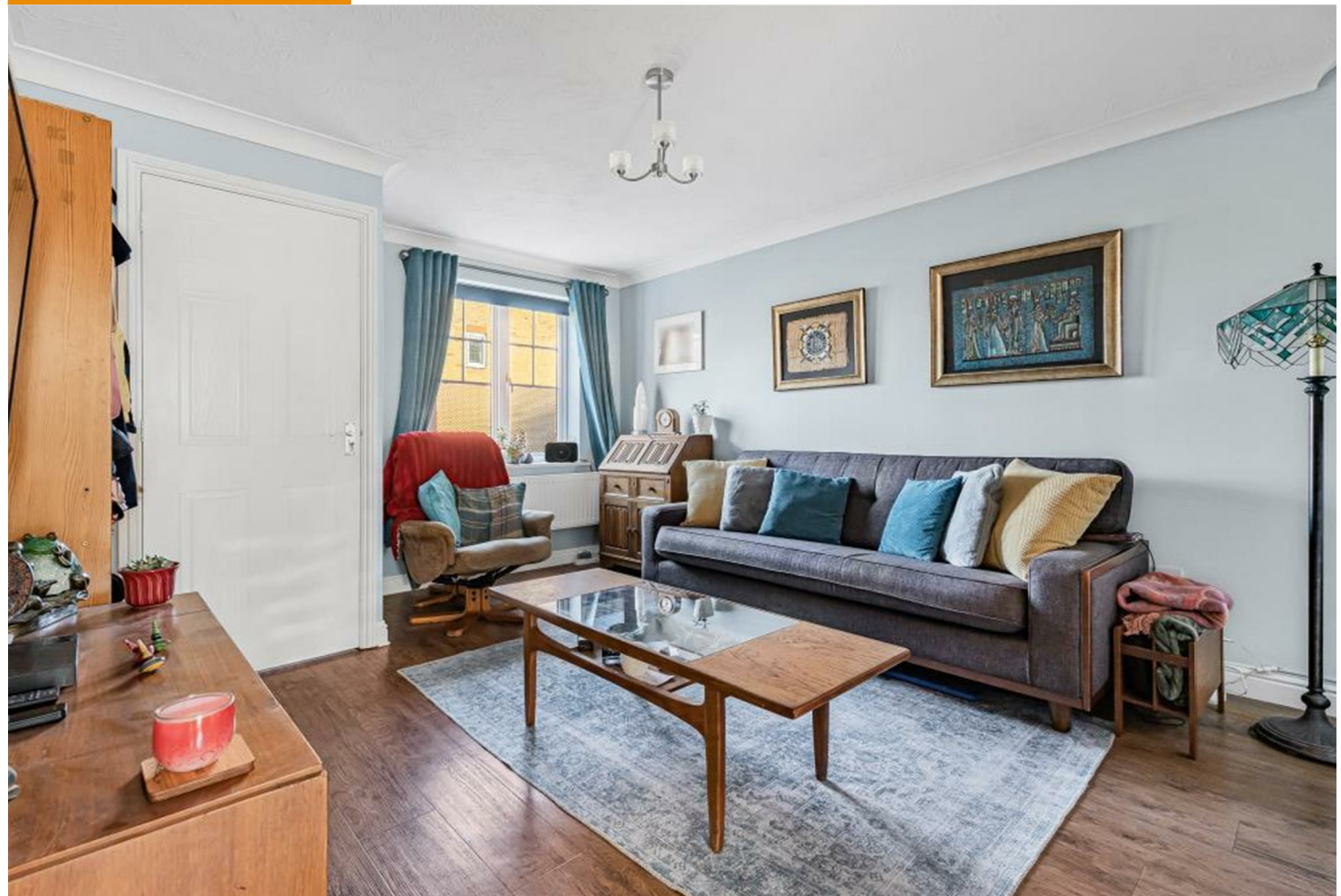
This great family home offers a lounge to the front and a refitted kitchen/diner to the rear allowing access into the garden. On the first floor there are 3 good size bedrooms and a bathroom. This property also features an integral garage which potentially could be used for additional living accommodation if required (subject to planning permission being obtained).

There is a small front garden and driveway leading up to the single garage, whilst the rear offers a split level mainly laid to lawn garden with mature shrubs, trees and plants to borders.

To fully appreciate all that is on offer an internal viewing is recommended.

3 1 1

Guide Price £295,000





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.

KITCHEN / DINER

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for dishwasher, 1 1/2 bowl sink with mixer tap, integral double oven, 4-ring gas hob with extractor hood, space for fridge/freezer, radiator, spotlights, window to rear, door to rear leading into the garden.

LOUNGE

Window to front, radiator, stairs to first floor.

FIRST FLOOR LANDING

With window to front.

BEDROOM 1

With window to rear, built-in wardrobe, access to loft, radiator.

BEDROOM 2

With window to front, built-in storage cupboard, radiator.

BEDROOM 3

With window to rear, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin in vanity unit, panelled bath with shower over and screen, towel rail, window to front.

OUTSIDE

To the front of the property there is off road parking for 2 vehicles, a small lawned garden and pathway to the front door.

The rear garden is split level and mainly laid to lawn with paved patio, mature shrubs, plants and trees to borders. There is a single integral garage with up and over door, power and light connected, plumbing for washing machine and door to rear leading into the garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



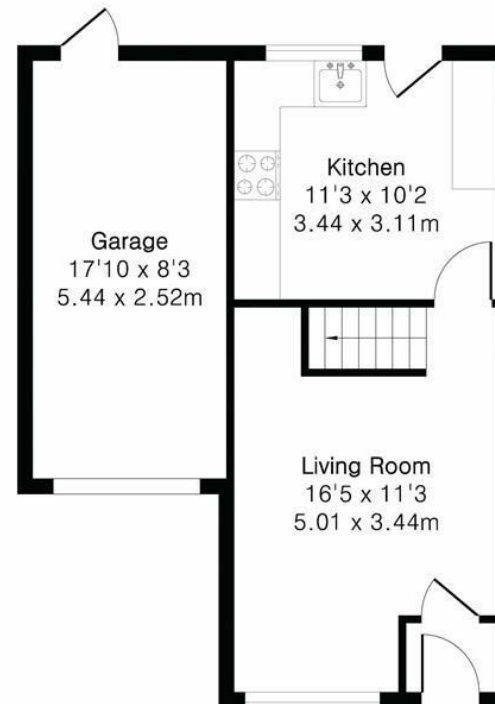


**Approximate Gross Internal Area 755 sq ft - 70 sq m
(Excluding Garage)**

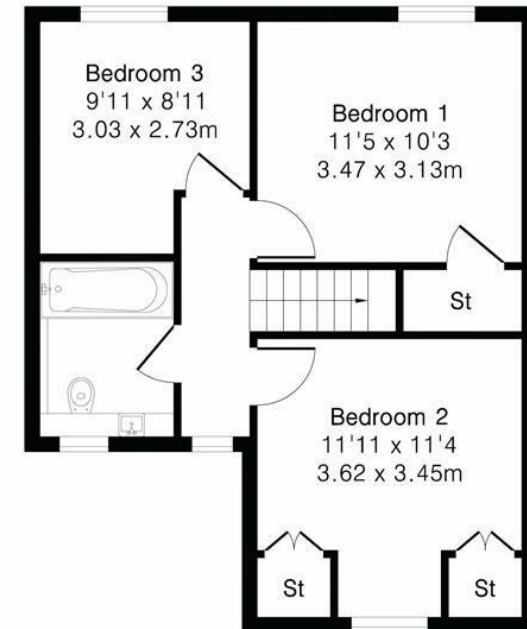
Ground Floor Area 304 sq ft – 28 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 148 sq ft – 14 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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 £295,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council



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.

CHEFFINS

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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