



Beresford Road, Ely, CB6 3WA

**CHEFFINS**

# Beresford Road

Ely,  
CB6 3WA

- 3 Bedroom Detached Family Home
- Single Garage And Off Road Parking
- Lounge / Diner
- Conservatory
- Ensuite to Bedroom 1
- FREEHOLD / COUNCIL TAX D / EPC C

Offering to the market this well presented family home located in the popular city of Ely.

The property comprises of Entrance Hall, Kitchen, Lounge / Diner, Utility Room, Cloakroom, Conservatory providing access to the Garden, 3 good sized Bedrooms with Bedroom 1 benefitting from an Ensuite Shower Room and a Family Shower Room completing the accommodation.

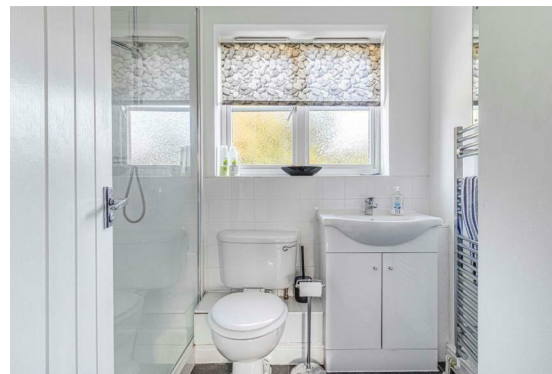
Outside the property there is off road parking for 2 cars leading up to a single garage whilst the rear has a low maintenance paved and gravelled garden with a large timber workshop and gated access.

This property is available for viewing by appointment only, please contact us today to make your appointment.

3 2 1



**Guide Price £415,000**



## 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

Door to front, radiator and stairs leading to the first floor.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, one and a half bowl stainless steel sink with mixer tap over, integral double oven, 4 ring gas hob with extractor hood over, integral slimline dishwasher, integral fridge/freezer, wall mounted boiler and a window to the front.

## LOUNGE / DINER

L-shaped Lounge / Diner, window to the rear, two radiators and patio doors to..

## CONSERVATORY

Door to side leading to the Garden.

## UTILITY ROOM

Window to the rear, door to side, plumbing for a washing machine and a radiator.

## CLOAKROOM

Fitted with a two piece suite comprising of low level WC, vanity wash hand basin, window to the front and an extractor fan

## FIRST FLOOR LANDING

Radiator, airing cupboard housing the hot water tank and access to the loft.

## BEDROOM 1

Window to the front, radiator and built in wardrobe. Door to..

## ENSUITE

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin, shower cubicle, extractor fan, radiator, and a window to rear.

## BEDROOM 2

Window to the rear, built in wardrobes and radiator.

## BEDROOM 3

Window to the front, radiator and built in wardrobes.

## SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin, walk in shower and a towel rail.

## OUTSIDE

To the front there is a small garden laid with shingle with driveway to the side leading to the single garage. The single garage is connected with power and light and has an up and over door. The rear garden is low maintenance with mainly paved patio and gravelled areas with gated access to the side. There is a large timber workshop with power and light and a further timber shed.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) 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                             | 79      | 83        |
| EU Directive 2002/91/EC                     |         |           |

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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: 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.

**Approximate Gross Internal Area 1184 sq ft - 110 sq m**

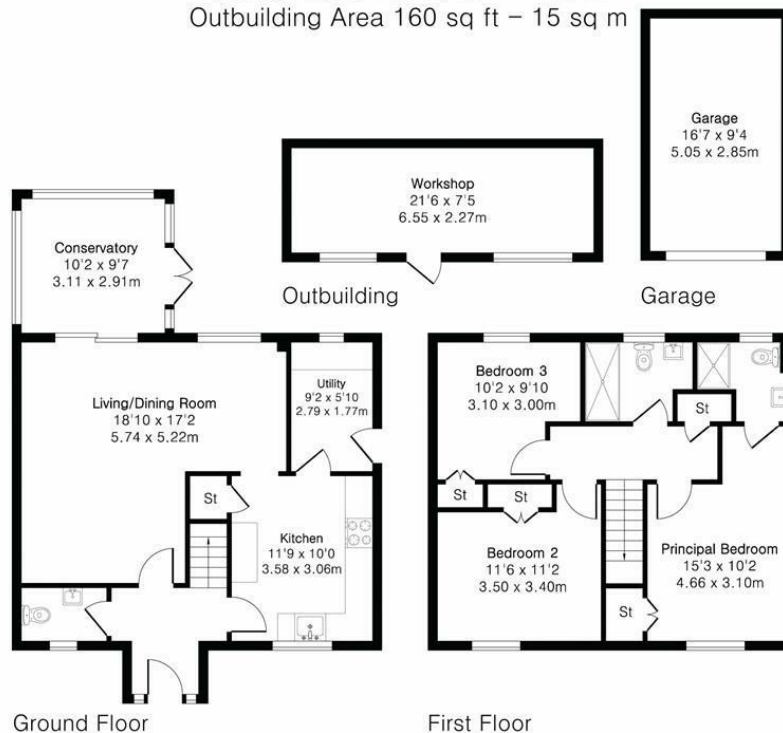
**(Excluding Garage & Outbuilding)**

Ground Floor Area 653 sq ft - 61 sq m

First Floor Area 531 sq ft - 49 sq m

Garage Area 155 sq ft - 14 sq m

Outbuilding Area 160 sq ft - 15 sq m



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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