



Williams Close, Ely, CB7 4FQ

CHEFFINS

Williams Close

Ely,
CB7 4FQ

- No Upward Chain
- 4 Good Size Bedrooms (Ensuite to Bedroom 1)
- 2 Reception Rooms
- Kitchen & Utility Room
- Driveway & Double Garage
- Enclosed Rear Garden
- Freehold / Council Tax Band E / EPC Rating C

Cheffins are delighted to offer to the market this spacious 4 bedroom detached family home located in a popular development situated in the City of Ely.

The property comprises entrance hall, cloakroom, 2 reception rooms including a dining room and a dual aspect living room, kitchen and separate utility room on the ground floor. On the first floor there are 4 good size bedrooms (bedroom 1 benefitting from an ensuite shower room), together with a wet room to complete the internal accommodation.

Outside the property to the front is a mainly lawned garden and a driveway providing off road parking leading up to a detached double garage, whilst the rear offers a mainly laid to lawn garden with paved patio.

The property is offered for sale with the benefit of no upward chain and is available to view by appointment only.

4 2 2



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

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC, wash hand basin, radiator, window to side.

DINING ROOM

With window to front, radiator.

LIVING ROOM

A dual aspect room with windows to front and patio doors to rear leading into the garden, 2 radiators, 2 wall lights.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral eye level double oven, 4-ring gas hob with extractor hood over, plumbing for dishwasher (freestanding dishwasher can be included at buyers request), 1 1/2 bowl sink with mixer tap, window to rear, space for fridge/freezer.

UTILITY ROOM

With base units with work surfaces over, sink unit with mixer tap, door to side, radiator.

FIRST FLOOR LANDING

With window to front, radiator, airing cupboard housing the boiler.

BEDROOM 1

With window to rear, radiator, built-in wardrobes. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, radiator, window to rear.

BEDROOM 2

With window to front, radiator, built-in wardrobes.

BEDROOM 3

With window to front, radiator.

BEDROOM 4

With window to rear, radiator, access to loft.

WET ROOM

With window to rear, low level WC, pedestal wash hand basin, walk-in shower, tiled splashbacks, extractor fan, shaver socket, radiator.

OUTSIDE

The rear garden is mainly laid to lawn with paved patio and gated access to the front.

The front has a driveway providing of road parking for 2 cars leading up to a detached double garage with electric

roller doors, power and light connected. There is also a mainly laid to lawn garden enclosed by low level hedgerows.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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 £475,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council



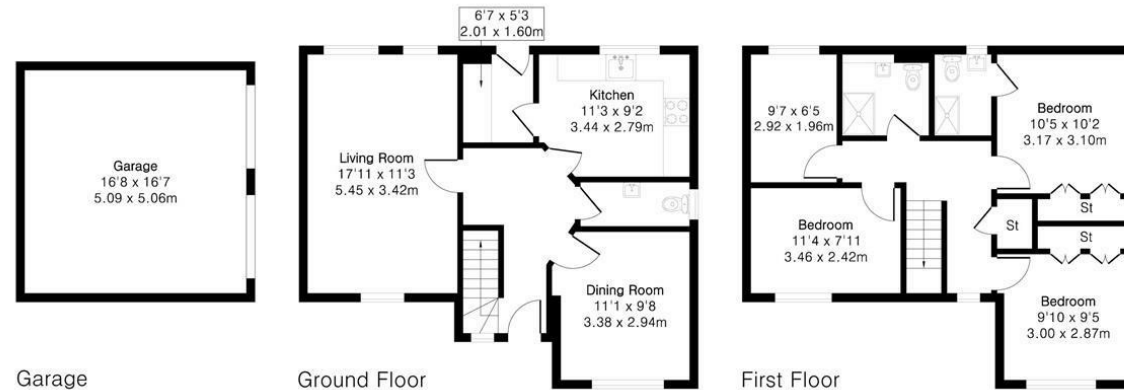


**Approximate Gross Internal Area 1170 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 596 sq ft – 55 sq m

First Floor Area 574 sq ft – 53 sq m

Garage Area 277 sq ft – 26 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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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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