



Allen Road, Ely, CB7 4GR

CHEFFINS

Allen Road

Ely,
CB7 4GR

- Semi Detached House
- Lounge / Dining Room
- 3 Bedrooms (1 Ensuite)
- Enclosed Rear Garden
- Off Road Parking
- Popular Residential Location
- Freehold / Council Tax Band B / EPC Rating C

Cheffins offer to the market this semi detached home situated in a popular residential location within the popular City of Ely.

Accommodation comprises entrance hall, cloakroom, kitchen, living room through to dining area, 3 first floor bedrooms (1 with ensuite) and family bathroom. Outside there is a fully enclosed garden to rear and off road tandem parking.

3 2 1



Guide Price £325,000



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 stairs to first floor, radiator.

CLOAKROOM

With low level WC, wash hand basin, tiled splashback, vinyl flooring, fuse board, extractor fan, opaque glazed window to front.

KITCHEN

With wall and base units with worktop space, integrated stainless steel sink with mixer tap, integrated 4-ring gas hob with oven under, overhead stainless steel extractor hood, space for washing machine and fridge/freezer, double glazed window to rear, tiled flooring, under stairs storage cupboard.

LIVING ROOM

With double glazed window to front, radiator. Opening to:

DINING AREA

With French doors leading to the rear garden, radiator,

FIRST FLOOR LANDING

With access to loft, over stairs storage cupboard.

BEDROOM 1

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

ENSUITE

With shower cubicle, tiled splashbacks, low level WC,

wash hand basin with mixer tap and splashback, vinyl flooring, radiator.

BEDROOM 2

With double glazed window to rear, radiator.

BEDROOM 3

With double glazed window to rear, radiator.

BATHROOM

With side panelled bath, tiled splashback, low level WC, wash hand basin with mixer tap and tiled splashback, radiator, opaque glazed window to front, laminate flooring.

OUTSIDE

The rear garden is enclosed by wooden fence panels and is predominantly laid to lawn with small paved patio. Side gated access leads to tandem length parking.

AGENTS NOTE

Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and the material information cannot be verified.

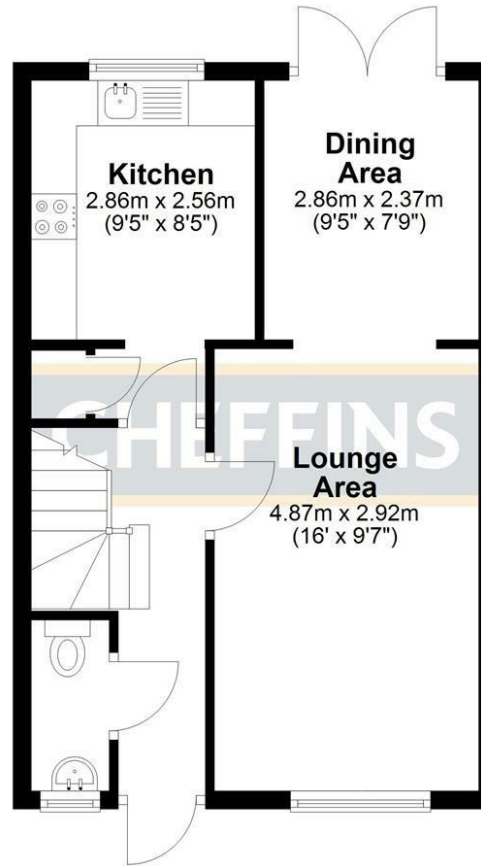
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



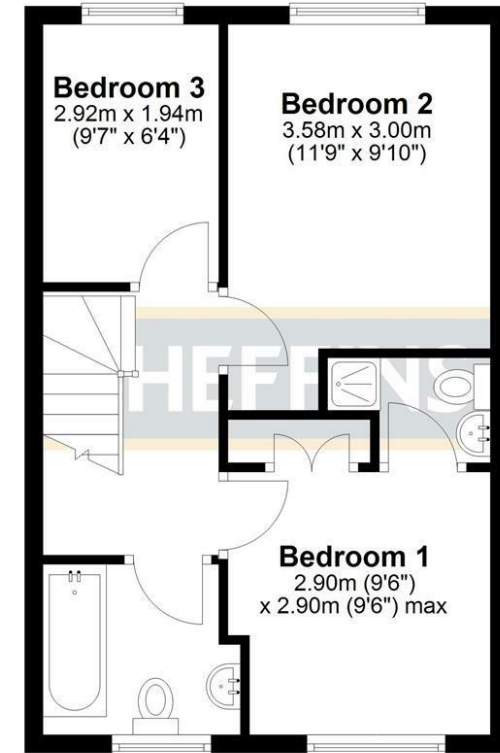
Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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 £325,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 78.1 sq. metres (840.7 sq. feet)

[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.