



West Fen Road, Ely, CB6 3AD

CHEFFINS

West Fen Road

Ely,
CB6 3AD

4 3 2

Guide Price £525,000

- Deceptively spacious detached family home
- 4 Bedrooms, 3 Bathrooms
- Owned Solar Panels
- Keenly Priced to Encourage a Quicker Sale
- Ample off road parking
- FREEHOLD / COUNCIL TAX F / EPC TBC

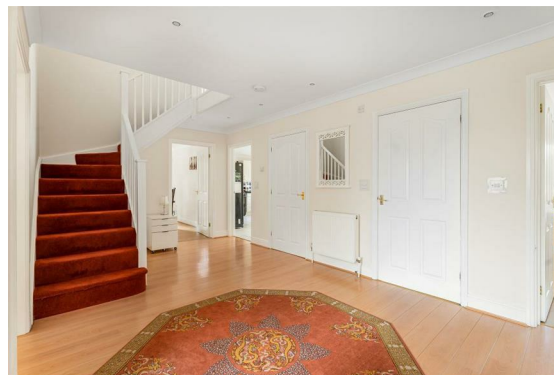
We are delighted to offer to the market this deceptively spacious 4 bedroom detached family home located in the popular City of Ely.

The property comprises of a large entrance hall, a ground floor bedroom and bathroom, a kitchen/breakfast room, utility room, dining room and lounge providing access into the garden, whilst the first floor provides 3 bedrooms (bedroom 1 benefitting from an ensuite), plus there is a family bathroom completing the first floor accommodation.

Outside the property there is ample off street parking to the front, an integral single garage with electric door and an enclosed rear garden which is low maintenance and paved and also contains a timber summerhouse.

In order to appreciate everything the property has to offer an early viewing is highly recommended.





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 PORCH

With door to front.

ENTRANCE HALL

With door to front, stairs leading to the first floor, airing cupboard housing hot water tank, radiator.

BEDROOM 4

With window to rear, radiator.

GROUND FLOOR BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator, extractor fan, spotlights.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with solid granite work surfaces over, stainless steel sink with mixer tap, space for double oven with extractor hood over, integral dishwasher, integral under counter fridge, radiator, space for American style fridge/freezer, door to rear, window to rear.

UTILITY ROOM

Fitted with a range of base and wall units with work surfaces over, stainless steel sink with mixer tap, wall mounted boiler, plumbing for washing machine, space for tumble drier, window to rear, radiator.

DINING ROOM

With window to side, radiator. Leading through to:

LOUNGE

With patio door to front leading into the garden, window to side, radiator.

FIRST FLOOR LANDING

With access to loft, radiator.

BEDROOM 2

With window to side, skylight to rear, fitted wardrobes and bedroom furniture, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash basin, panelled bath, skylight window, radiator.

BEDROOM 4 / DRESSING ROOM

With window to front, fitted wardrobes, radiator.

BEDROOM 1

A dual aspect room with window to front and skylight to rear, radiator, fitted wardrobes and bedroom furniture.

ENSUITE

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

OUTSIDE

To the front of the property there is a shared gravelled driveway with additional parking to the left hand side which leads to a further block paved driveway which in turn leads to an integral single garage. The garage has an electric roller door to front, door to side leading to the garden and power and light connected. The main garden is low maintenance being laid to paving and contains a timber summerhouse and gated access to the side. There are further garden areas to the sides and rear.

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		
EU Directive 2002/91/EC		

Guide Price £525,000

Tenure - Freehold

Council Tax Band - F

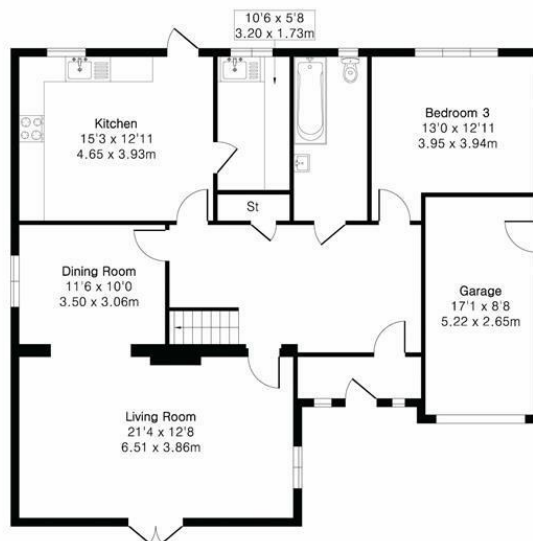
Local Authority - East Cambs District Council

**Approximate Gross Internal Area 1872 sq ft - 174 sq m
(Excluding Garage)**

Ground Floor Area 1148 sq ft - 107 sq m

First Floor Area 724 sq ft - 67 sq m

Garage Area 149 sq ft - 14 sq m



Ground Floor



First Floor



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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