



Wissey Way, Ely, CB6 2WW

CHEFFINS

Wissey Way

Ely,
CB6 2WW

- NO FORWARD CHAIN!
- South facing Rear Garden
- 2 Car Tandem Garage Plus Off Road Parking for 2 Cars
- 2 Ensuite Shower Rooms
- Garden Room Overlooking the Garden
- Triple Glazed Windows to Front
- 3 Reception Rooms
- FREEHOLD / COUNCIL TAX D / EPC C

Cheffins offer to the market this well presented 4 Bedroom detached family home located in the popular City of Ely.

The property offers flexible and spacious accommodation from a Living Room to the rear, a separate Dining Room and a separate Study. There is a fitted Kitchen that leads into a Garden Room, a Ground floor Cloakroom, 4 good sized Bedrooms with 2 further benefitting from Ensuite Shower Rooms plus a 3 piece Family Bathroom completing the internal accommodation.

Outside the property there is off road parking for 2 cars leading up to a tandem garage whilst the rear offers a lovely, south facing, mainly laid to lawn garden with paved patio, timber shed, with power and light connected, and gated access to the side.

The property further benefits from triple glazed windows to the front, enhancing this homes efficiency and is conveniently located to Schools and amenities, perfect for families!

To fully appreciate all that this fabulous home has to offer, an early viewing is highly recommended!

4 3 3



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 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.

HALLWAY

Door to front, radiator, understairs storage cupboard.

GROUND FLOOR CLOAKROOM

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

STUDY

Window to front, radiator.

DINING ROOM / OFFICE

Window to the front, radiator and doors leading through to the Lounge.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl sink with mixer tap over, integral fridge / freezer, integral dishwasher, double oven, four ring hob with extractor hood over, boiler, radiator.

Window to the rear, door to rear leading to the..

GARDEN ROOM

Door to side and patio doors to rear both leading to the Garden, radiator, spotlights and insulated roof.

LOUNGE

Door to rear leading to the Sunroom, electric fireplace and radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

Window to the front, radiator, built in wardrobe and door leading to the..

ENSUITE

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin and shower cubicle, mirrored cabinet with lights, tiled splashbacks, window to front, radiator and extractor fan.

BEDROOM 2

Window to front, built in wardrobes. Door to..

ENSUITE

Fitted with a three piece suite comprising of low level WC, pedestal wash hand bash and shower cubicle, window to the side and extractor fan.

BEDROOM 3

Window to the rear and built in wardrobes and radiator.

BEDROOM 4

Window to the rear, radiator and fitted wardrobes (two doubles).

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal

wash hand basin and panelled bath with shower over. Window to rear, radiator, extractor fan, shaving socket and tiled splashbacks.

OUTSIDE

The south facing rear Garden has been mainly laid to lawn with paved patio, timber shed with power and light, block paved patio area at the rear of the shed.

There is a tandem garage with power and light connected with up and over door to front, eaves storage and door to side leading to the Garden.

Off road parking for two cars and small front garden with plants to borders.

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	80
(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 - D
 Local Authority - East Cambs District Council



**Approximate Gross Internal Area 1302 sq ft - 121 sq m
(Excluding Garage)**

Ground Floor Area 736 sq ft – 68 sq m

First Floor Area 566 sq ft – 53 sq m

Garage Area 272 sq ft – 25 sq m



PINK PLAN

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.



CHEFFINS