



Cardinals Way, Ely, CB7 4GF

**CHEFFINS**



# Cardinals Way

Ely,  
CB7 4GF

- Modern 3-Storey Townhouse
- Central City Location
- 3 Bedrooms (2 with Ensuites)
- First Floor Lounge Overlooking Communal Green
- Ground Floor Open Plan Kitchen / Family Room
- Garden, Driveway & Garage
- Freehold / Council Tax Band E / EPC Rating C

A modern 3-storey townhouse situated within a central city location close to the popular riverside parks and the railway station. Accommodation comprises entrance hall, cloakroom, study, open plan kitchen/family room, first floor lounge overlooking a communal green, bedroom and family bathroom, second floor to bedrooms 1 and 2 with ensuites, together with garden to rear, garage and driveway providing ample parking.

3 3 2

**Guide Price £599,000**





## 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 to front aspect, stairs to first floor, radiator.

## CLOAKROOM

With low level WC, pedestal hand basin.

## STUDY

With double glazed window to front aspect, radiator.

## KITCHEN / FAMILY ROOM

With sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, space for freestanding cooker, plumbing for utilities, radiator, double glazed window to rear aspect, door to rear garden.

## UTILITY AREA

With wall mounted units, worktop, plumbing for utilities.

## FIRST FLOOR LANDING

With stairs to second floor.

## LOUNGE

With 2 double glazed windows to front aspect overlooking communal green, gas fire with surround, radiator.

## BEDROOM 3

With double glazed window to rear aspect, built-in wardrobe, radiator.

## BATHROOM

With suite comprising panel bath, separate shower cubicle, low level WC, pedestal hand basin, double glazed window to rear aspect.

## SECOND FLOOR LANDING

With access to loft with drop-down ladder, airing cupboard housing hot water tank, radiator.

## BEDROOM 1

With built-in wardrobes, double glazed window to front aspect overlooking communal green and having a partial cathedral view, radiator.

## ENSUITE

With double size shower cubicle, low level WC, wash hand basin, radiator.

## BEDROOM 2

With double glazed window to rear aspect, built-in double wardrobe, radiator.

## ENSUITE

With suite comprising shower cubicle, low level WC, wash hand basin, double glazed window to rear aspect, radiator.

## OUTSIDE

The property occupies an attractive plot position with well maintained communal green to front. The rear garden offers a low maintenance paved garden containing a summer house, variety of plants and shrubs and private pathway leading to the single garage with metal up and over door providing off road vehicular parking.

## AGENT NOTES

Tenure - freehold

Council Tax Band - E

Service Charge - There is an annual service charge towards the upkeep of communal

areas within Cardinals Way. The charge for 2023/2024 was £190 which the vendor has paid.

Property Type - 3-storey townhouse

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - tbc

Parking - garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - yes

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are indicated to be available in the area with superfast having a maximum download speed of 100Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' is indicated to be limited for 3 out of the 3 main providers checked 'data' is indicated to be limited for 2 out of the 4 main providers checked

Conservation Area - yes

## VIEWING ARRANGEMENTS

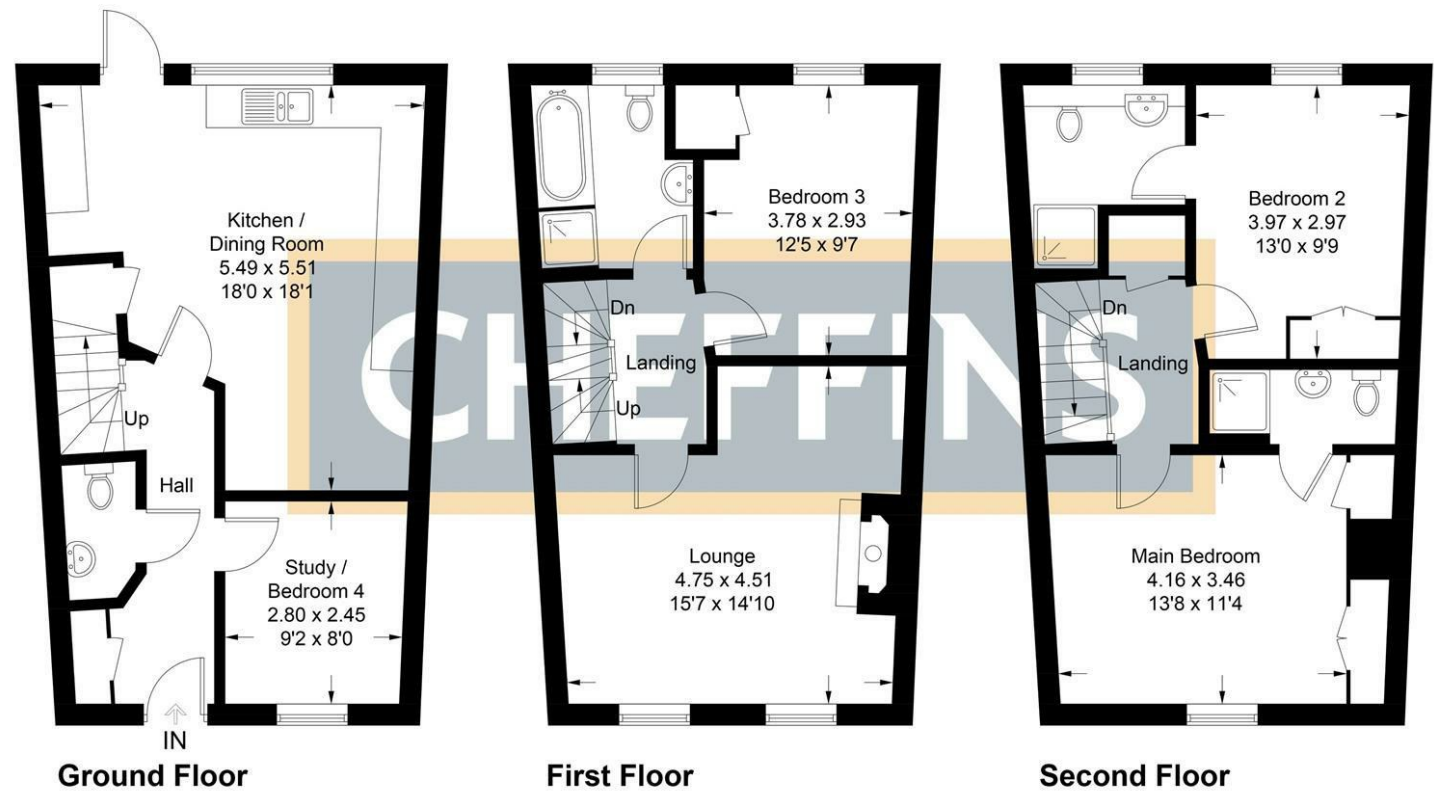
Strictly by appointment with the Agents.







Approximate Gross Internal Area = 125.0 sq m / 1345 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Current	Potential	
75	85	
England & Wales		
EU Directive 2002/91/EC		

Guide Price £599,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1100326)

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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.