



Wissey Way, Ely, CB6 2WN

CHEFFINS

Wissey Way

Ely,
CB6 2WN

- Modern End of Terrace Home
- Lounge & Kitchen/Diner
- 3 Bedrooms (1 Ensuite)
- Enclosed Garden to Rear
- Single Garage & Further Parking
- Popular Residential Location
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating TBC

Cheffins are delighted to offer to the market this end of terrace property, offered for sale with no upward chain and situated in a popular location within the City of Ely. The property offers accommodation over 2 floors and comprises entrance hall, ground floor cloakroom, lounge, kitchen/dining room, 3 bedrooms (1 ensuite) and family bathroom. Outside the property has an enclosed mainly laid to lawn garden with mature shrubs and flowers to borders, together with a single garage and off road parking to rear.

To fully appreciate this family home an early viewing is recommended.

3 2 1



Guide Price £285,000



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 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, radiator.

CLOAROOM

With 2-piece suite comprising of low level WC and pedestal wash hand basin.

LOUNGE

With window to front aspect, 2 radiators, electric fireplace, airing cupboard under the stairs housing hot water tank, stairs to first floor. Door through to:

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, 4-ring gas hob with extractor hood over, sink unit with mixer tap, window to rear aspect, door to rear leading into the garden, plumbing for washing machine, boiler.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

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

ENSUITE

Fitted with 3-piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle, window to front, extractor fan, radiator.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath, window to side aspect, extractor fan, radiator.

OUTSIDE

The rear garden is mainly laid to lawn with paved patio, mature shrubs and plants to borders and gated access to the rear leading into the garage.

The garage has an up and over door and provides storage in the eaves. There is also off road parking to the front of the garage for 1 vehicle.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area 776 sq ft - 72 sq m

Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 388 sq ft – 36 sq m

Garage Area 146 sq ft – 14 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £285,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

