



West Fen Road, Ely, CB6 3AD

CHEFFINS

West Fen Road

Ely,
CB6 3AD

- Victoria Mid Terrace
- 3 Bedrooms
- Open Plan Lounge / Dining Room
- Generous Garden to Rear
- Planning Permission for a Rear Extension & Loft Conversion
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are pleased to offer to the market this well appointed Victorian mid terrace property situated in an established City location benefitting from being offered for sale with no upward chain.

Accommodation comprises open plan lounge/dining room, kitchen and ground floor bathroom, whilst on the first floor there are 3 bedrooms. Outside there is an enclosed garden to front, together with a generous garden of approximately 100' to rear.

The property has the benefit of planning permission for a rear extension and loft conversion to reconfigure the accommodation to provide a ground floor lounge, inner hall, cloakroom and kitchen/breakfast room, 2 first floor bedrooms and bathroom, together with a second floor bedroom 3.

Viewing recommended.



Guide Price £265,000





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.

LOUNGE / DINING ROOM

With door to front aspect, double glazed window to front aspect, 2 radiators, stairs to first floor with under stairs storage cupboards, 2 fireplaces (non-functional).

KITCHEN

Fitted with a range of base and eye level storage units, worksurfaces and drawers, 1 1/4 stainless steel sink unit with mixer tap, fitted double electric oven, 4-ring gas hob with extractor hood above, space for freestanding fridge/freezer, plumbing for washing machine, tiled splashbacks, skylight.

REAR LOBBY

With door to rear aspect, radiator.

BATHROOM

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

FIRST FLOOR LANDING

With cupboard housing the gas fired boiler and shelving.

BEDROOM 1

With double glazed window to front aspect, wood effect flooring, radiator.

BEDROOM 2

With double glazed window to rear aspect, wood effect flooring, access to loft, radiator.

BEDROOM 3

With double glazed window to side aspect, radiator.

OUTSIDE

To the front of the property there is a low maintenance enclosed garden. To the rear there is a garden of approximately 100' in length which is predominantly laid to lawn with a low maintenance area to front providing a more formal area.

AGENTS NOTES

The property has planning permission for a rear extension and loft conversion under planning reference 23/00270/FUL granted 9th March 2023 to provide ground floor living room, inner lobby, cloakroom and kitchen/breakfast room, 2 first floor

bedrooms and bathroom and second floor bedroom 3. For further information please visit East Cambs District Council Planning Portal.

We understand the rear garden is accessible via a pedestrian right of way across neighbouring properties.

Please note that the property is currently tenanted. The photographs contained within these sales particulars were taken prior to the current tenants occupation and are included for guidance purposes only.

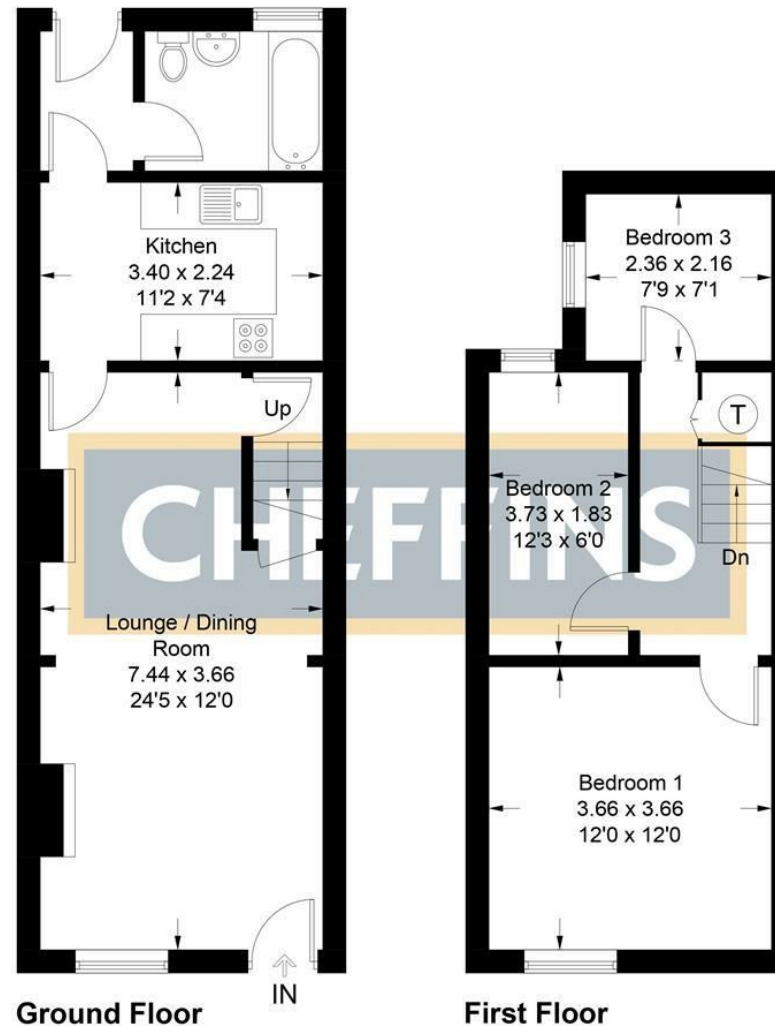
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area = 72.1 sq m / 776 sq ft



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. (ID668771)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £265,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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.

