



Meadow Way, Ely, CB6 3EX

**CHEFFINS**



## Meadow Way

Ely,  
CB6 3EX

- Modern Semi Detached
- 2 Bedrooms (Master with Ensuite)
- Kitchen & Lounge/Dining Room
- Driveway, Garage & Rear Garden
- Ideal For Small Families, Professionals Or As A Starter Home
- Cul de Sac Location
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

Located in a desirable and attractive neighbourhood, this well presented modern, semi detached property is situated within in a quiet cul de sac set back from the main road. Accommodation comprises entrance hall, cloakroom, kitchen, lounge/dining room, 2 bedrooms (master with ensuite) and bathroom, together with driveway, garage and enclosed rear garden which is not overlooked by properties from the rear.

2 2 1

**Guide Price £295,000**





## 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, storage cupboard, radiator.

## CLOAKROOM

With low level WC, pedestal hand basin, radiator, tiled splashback.

## KITCHEN

With stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, gas hob and extractor hood above, plumbing for dishwasher and washing machine, space for free standing fridge/freezer, tiled splash back, cupboard housing the gas fired boiler.

## LOUNGE / DINING ROOM

With double glazed window to rear aspect, French doors opening to rear garden, radiator.

## FIRST FLOOR LANDING

With airing cupboard housing hot water tank and shelving.

## BEDROOM 1

With built in wardrobes, 2 double glazed windows to front aspect, radiator.

## ENSUITE

With tiled shower cubicle, pedestal hand basin, radiator.

## BEDROOM 2

With double glazed window to rear aspect, radiator.

## BATHROOM

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

## OUTSIDE

To the front of the property there is low maintenance open plan garden with pebbles and pathway to the front door. To the right hand side there is a driveway leading to a single garage with metal up and over door and door into the garden. Gated access leads to an enclosed garden which is predominantly laid to lawn with paved patio area with pond and vegetable beds. The garden is not overlooked by properties at the rear and backs onto an attractive green area.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         | 90        |
| (71-81) <b>B</b>                            |         |           |
| (59-80) <b>C</b>                            | 73      |           |
| (51-58) <b>D</b>                            |         |           |
| (39-50) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £295,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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>.

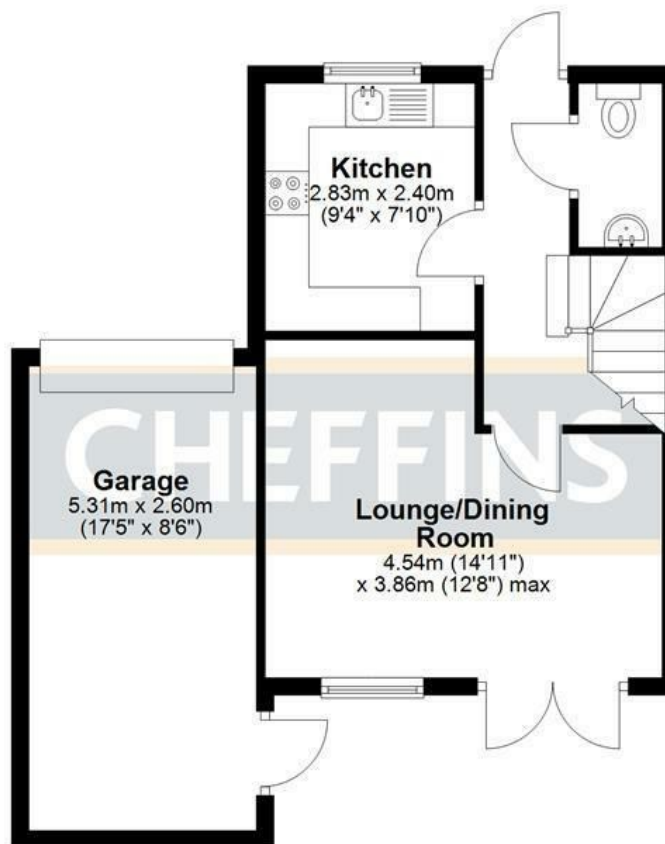
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.

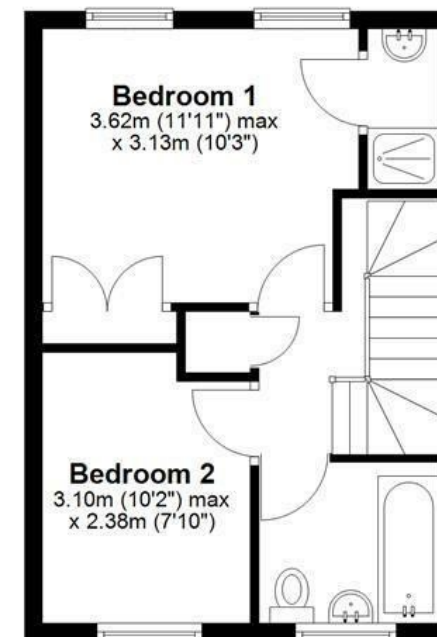
## Ground Floor

Main area: approx. 30.9 sq. metres (332.2 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.7 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Main area: Approx. 61.7 sq. metres (664.4 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.7 sq. feet)

