



Abbots Way, Ely, CB6 3AJ

CHEFFINS

Abbots Way

Ely,
CB6 3AJ

- No Forward Chain
- 2 Double Bedrooms and 1 Single Bedroom
- Lounge / Diner
- Front and rear gardens
- Off road parking
- Garage
- FREEHOLD / COUNCIL TAX B / EPC C

Cheffins offer to the market this established 3 bedroom terrace property located in the sought after city of Ely. The property comprises of Entrance Hall, Lounge / Diner, Kitchen, 3 Bedrooms and a family Bathroom. Outside the property features front and rear gardens with a paved patio and gated access to the rear leading through to two offroad parking spaces and a garage on block.

The property is offered for sale with no forward chain and is available to view by appointment only.

3 1 1

Guide Price £249,950





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.

HALLWAY

Door to front, stairs leading to first floor, radiator and window to the front.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink, with window to the rear and door to rear leading to the garden. Space for a single oven, under stair storage cupboard, radiator and a wall mounted boiler

LOUNGE / DINER

Dual aspect L - Shaped room with window to the front and window to the rear with two radiators.

FIRST FLOOR

Loft access and doors to Bedrooms and Bathrooms.

BEDROOM 1

Window to front, radiator, built in cupboard and built in wardrobe.

BEDROOM 2

Window to rear, radiator and built in wardrobe.

BEDROOM 3

Window to the front, radiator and built in cupboard over the stairs.

BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and a panelled bath with shower over. Window to the rear, extractor fan and tiled walls.

OUTSIDE

The front garden is mainly laid to lawn with a path to the front door.

The rear garden is mainly laid to lawn with gated access to the rear and a paved patio. Single garage on block and off road parking for two cars at the rear.

VIEWING ARRANGEMENTS

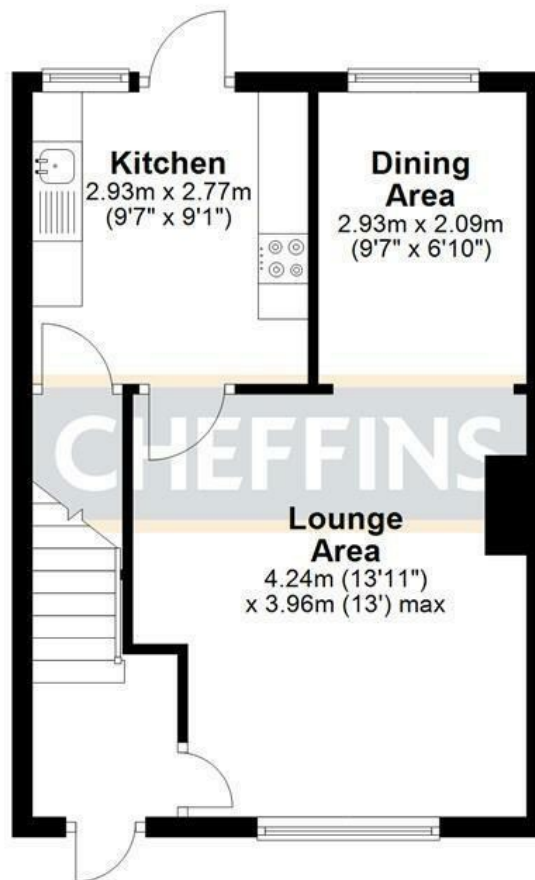
Strictly by appointment with the Agents.





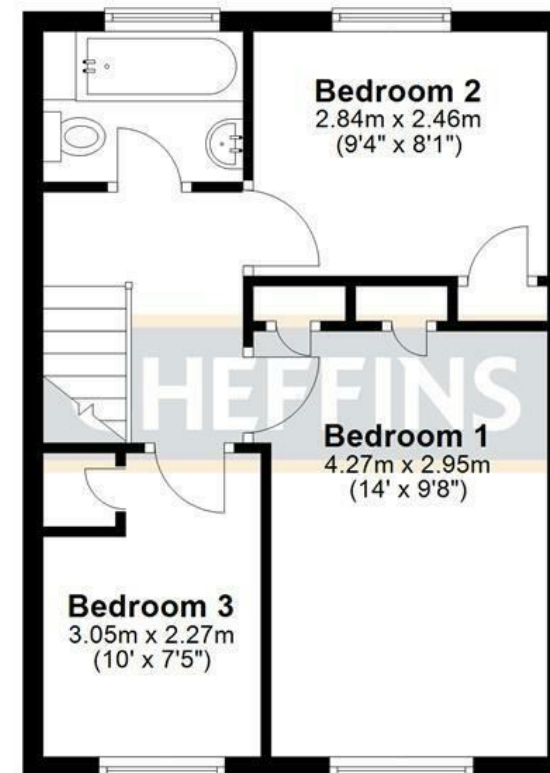
Ground Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



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

Guide Price £249,950

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 73.3 sq. metres (788.8 sq. feet)

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

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.

