



Beresford Road, Ely, CB6 3WA

**CHEFFINS**



## Beresford Road

Ely,  
CB6 3WA

- Detached House
- 3 Double Bedrooms (1 Ensuite)
- 'L' Shaped Lounge/Dining Room
- Kitchen & Utility
- Driveway & Garage
- South Facing Rear Garden
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

A popular style of 3 bedroom detached house, offered for sale with no upward chain.

Accommodation comprises entrance hall, cloakroom, 'L' shaped lounge/dining room, kitchen, utility, 3 double bedrooms (1 ensuite) and bathroom, together with driveway, garage and enclosed south facing rear garden.

3 2 2

**Guide Price £385,000**





## 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 wash basin, double glazed window to front aspect, radiator.

## KITCHEN / DINING ROOM

'L' shaped. With double glazed windows and patio doors onto rear garden, television point, 2 radiators.

## KITCHEN

With double glazed window to front aspect, stainless steel sink unit and drainer, fitted with matching wall and base level storage units, drawers and work surfaces, plumbing for washing machine, cooker space, extractor hood, wall mounted gas fired boiler, under stairs storage cupboard, radiator.

## UTILITY

With double glazed window to rear and door to side aspect, plumbing for washing machine, radiator.

## FIRST FLOOR LANDING

## BEDROOM 1

With double glazed window to front aspect, double wardrobe, loft space, radiator.

There is a door into the family bathroom allowing it to be used as an ensuite to this bedroom.

## BEDROOM 2

With double glazed window to front aspect, double wardrobe, radiator.

## BEDROOM 3

With double glazed window to rear aspect, double wardrobe, radiator.

## FAMILY BATHROOM

This was originally the bathroom and adjoining ensuite to bedroom 1 knocked into 1 room. There is a door into bedroom 1 and can be used as an ensuite.

With large walk-in shower, bath, low level WC, pedestal hand wash basin, 2 double glazed windows to rear aspect, 2 towel rails.

## OUTSIDE

To the side of the property there is a driveway and single garage with metal up and over door. The rear garden faces south and is mainly laid to lawn, together with a paved patio.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>85</b>
(71-81) <b>B</b>		
(59-80) <b>C</b>		
(51-58) <b>D</b>	<b>68</b>	
(39-54) <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 £385,000

Tenure - Freehold

Council Tax Band - D

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>.

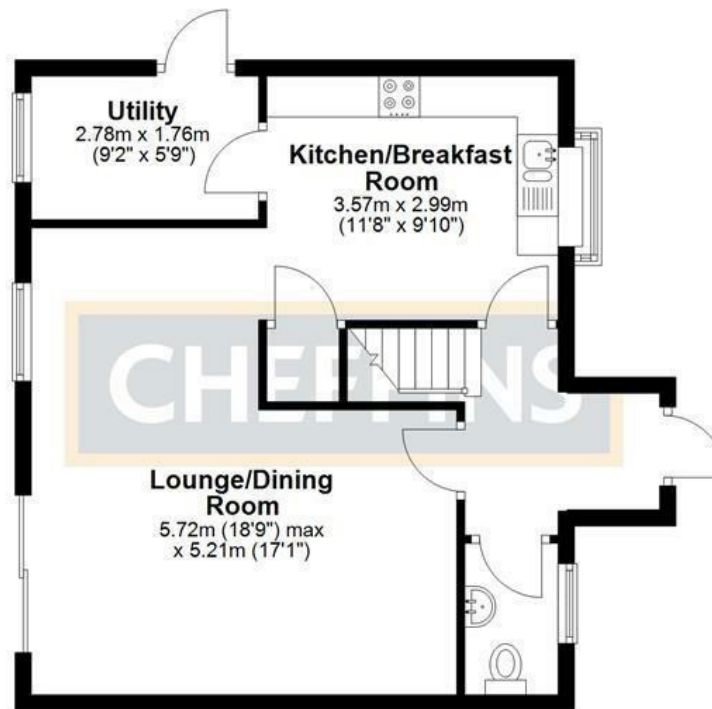
For more information on this property please refer to the Material Information Brochure on our website.

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.

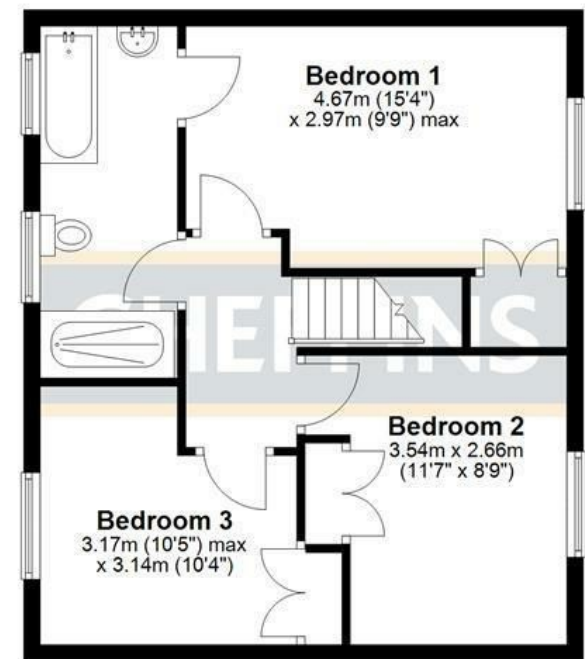
## Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



## First Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)

