



Waterside, Ely, CB7 4AZ

CHEFFINS

Waterside

Ely,
CB7 4AZ

- Fantastic Central Location
- 3 Double Bedrooms (2 Ensuite)
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Garage & Parking
- Low Maintenance Rear Garden
- Freehold / Council Tax Band E / EPC Rating D

Cheffins are delighted to offer to the market this well presented detached family home, located centrally in the popular City of Ely being just a short walk from the River Great Ouse.

The property comprises entrance porch, entrance hall, 3 reception rooms to include lounge, dining room and separate dining room. There is a kitchen/breakfast room which provides access into the rear garden, 3 double bedrooms on the first floor (2 of which benefit from ensuite shower rooms) plus a family bathroom to complete the internal accommodation.

Outside the property there is small garden to front, whilst the rear offers a low maintenance paved garden with summerhouse and gated access. There is a single garage and off road parking further benefitting the property.

Please contact us today to arrange a viewing.

3 3 3



Guide Price £725,000



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 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 PORCH

With front entrance door and door to:

ENTRANCE HALL

With under stairs storage cupboard, radiator.

LOUNGE

With 2 windows to front, open fireplace, radiator.

GAMES ROOM

With doors to rear, radiator, door through to:

INNER HALLWAY

Providing access to the kitchen/breakfast room and cloakroom and with airing cupboard housing the hot water tank.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin, window to rear, radiator.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven with extractor hood over, stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, space for washing machine, window to rear, door to rear, spotlights, radiator

DINING ROOM

A dual aspect room with windows to front and side, radiator.

FIRST FLOOR LANDING

Providing access to the bedrooms and bathroom,.

BEDROOM 1

A dual aspect room with windows to front and side, radiator. Door to:

ENSUITE

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

BEDROOM 2

With window to side, radiator. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle, window to rear, spotlights, extractor fan, radiator.

BEDROOM 3

With window to front, radiator, door to a viewing area.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin, roll-top bath with telephone style shower attachment over, radiator, loft store room, window to rear.

OUTSIDE

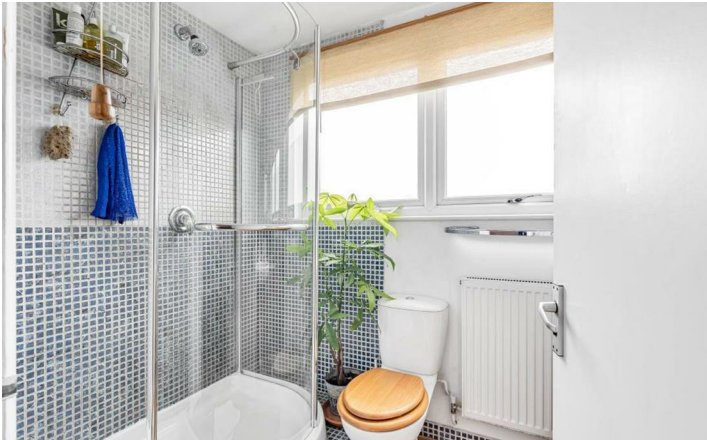
To the front there is a small garden and path leading to the front door. A garage to the side has power and light connected, up and over door to front and door into the garden.

The rear offers a low maintenance paved garden with timber shed, timber summerhouse and raised pond.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Guide Price £725,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambridgeshire District Council

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		
	55	74
England & Wales <small>EU Directive 2002/91/EC</small>		



Approximate Gross Internal Area 1613 sq ft - 150 sq m (Excluding Garage)

Ground Floor Area 883 sq ft – 82 sq m

First Floor Area 730 sq ft – 68 sq m

Garage Area 174 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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.



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