



Allen Road, Ely, CB7 4NL

CHEFFINS

Allen Road

Ely,
CB7 4NL

3 2 1

Guide Price £340,000

- Immaculate End Terrace Family Home
- 3 Double Bedrooms
- Master Bedroom benefits from Dressing Room & Ensuite
- Off Road Parking & Garage
- Generous Rear Garden
- FREEHOLD / EPC RATING C / COUNCIL TAX BAND C

Cheffins are delighted to offer to the market this immaculate, modern end of terrace family home, located in the popular city of Ely.

This lovely home offers accommodation over 3 floors, the ground floor offering an entrance hall, cloakroom, kitchen and a lounge / diner overlooking the rear garden. The 1st floor has 2 double bedrooms and a bathroom, whilst the top floor offers the master suite, with dressing room and ensuite shower room.

Outside the property is a small front garden, a leasehold garage en bloc with off road parking to the front as well as a generous rear garden with paved patio to the side.

To fully appreciate this beautiful home and to avoid disappointment, an early viewing is highly advised.





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

Door to front, doors to kitchen & lounge / diner, storage cupboard, stairs to 1st floor, radiator

CLOAKROOM

Fitted with a 2 piece suite, comprising; low level wc & pedestal wash hand basin, radiator, window to front, extractor fan

KITCHEN

Fitted with a range of base and wall units cupboards and drawers with complimentary work surfaces over, 1 1/2 bowl stainless steel sink with mixer taps over, plumbing for washing machine and dishwasher, integral single oven, 4 ring gas hob with extractor hood over, boiler, window to front, radiator, space for fridge/freezer

LOUNGE / DINER

L shape with under stairs storage cupboard, window to rear, patio doors to rear providing access to the rear garden, 2 radiators

1st FLOOR LANDING

Stairs leading to 2nd floor, radiator

BEDROOM 2

2 windows to the front, radiator

BEDROOM 3

Window to rear, radiator

FAMILY BATHROOM

Fitted with a 3 piece suite comprising; low level wc, vanity wash hand basin, paneled bath with shower over, radiator, extractor fan

2nd FLOOR MASTER SUITE

Window to front, 2 radiators, built in wardrobe, archway through to dressing room

DRESSING ROOM

Skylight to rear, radiator, door to ensuite

ENSUITE

Fitted with a 3 piece suite comprising; low level wc, vanity wash hand basin and a double shower cubicle, radiator, skylight to rear, heated towel rail

FRONT & REAR GARDENS

The front garden offers a small area of plants & shrubs with a pathway leading to the front door. At the rear garden is a mainly laid to lawn space

with generous paved patio to the side and a feature corner at the rear and plants & trees to the right hand border. There is also gated access at the rear, leading round to the garage & parking. The main garden has approximate measurements of 14.3 metres (max) x 8.5 metres (max) and the side patio measures approximately 4.6 metres (max) x 3.75 metres (max).

GARAGE

The single garage is leasehold and en bloc, has an up / over door and has 1 parking space in front.

AGENTS NOTE

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

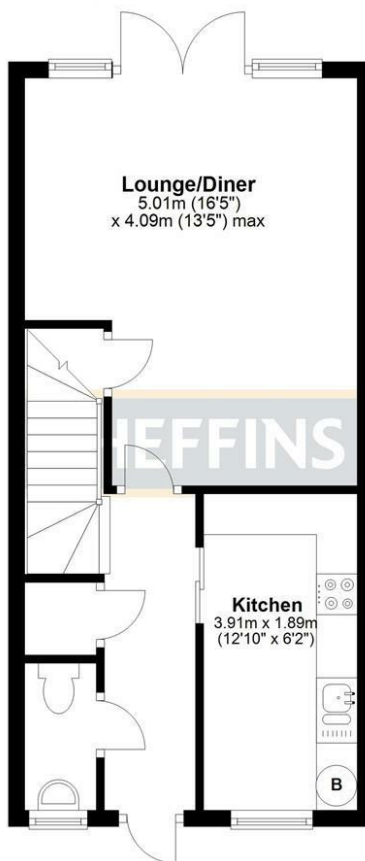
Guide Price £340,000

Tenure - Freehold

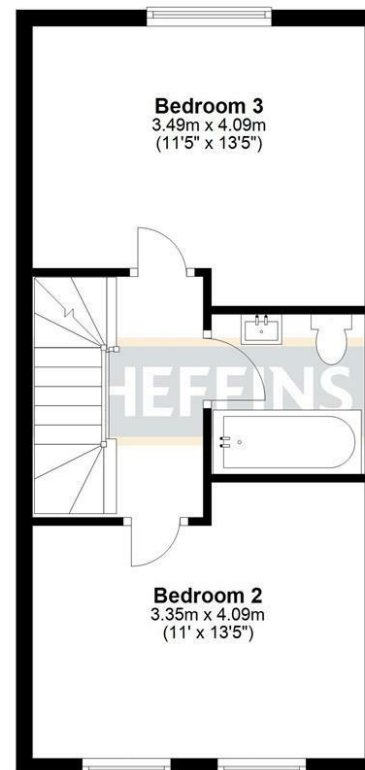
Council Tax Band - C

Local Authority - East Cambridgeshire District Council

Ground Floor
Approx. 36.8 sq. metres (396.4 sq. feet)



First Floor
Approx. 36.8 sq. metres (395.8 sq. feet)



Second Floor
Approx. 30.1 sq. metres (324.3 sq. feet)



Total area: approx. 103.7 sq. metres (1116.5 sq. feet)



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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.