



Gunning Road, Ely, CB7 4RT

**CHEFFINS**

# Gunning Road

Ely,  
CB7 4RT

- Semi Detached Family Home
- Well Presented
- Open Plan Lounge/Kitchen/Dining Room
- Study (Former Utility Room)
- 3 Bedrooms (Ensuite to Bedroom 1)
- Driveway for 2 Cars
- Enclosed Rear Garden with Rubber Children's Play Area
- Freehold / Council Tax Band A / EPC Rating C

Cheffins are delighted to offer for sale this well presented and deceptively spacious semi detached home located in an established residential location within the popular City of Ely.

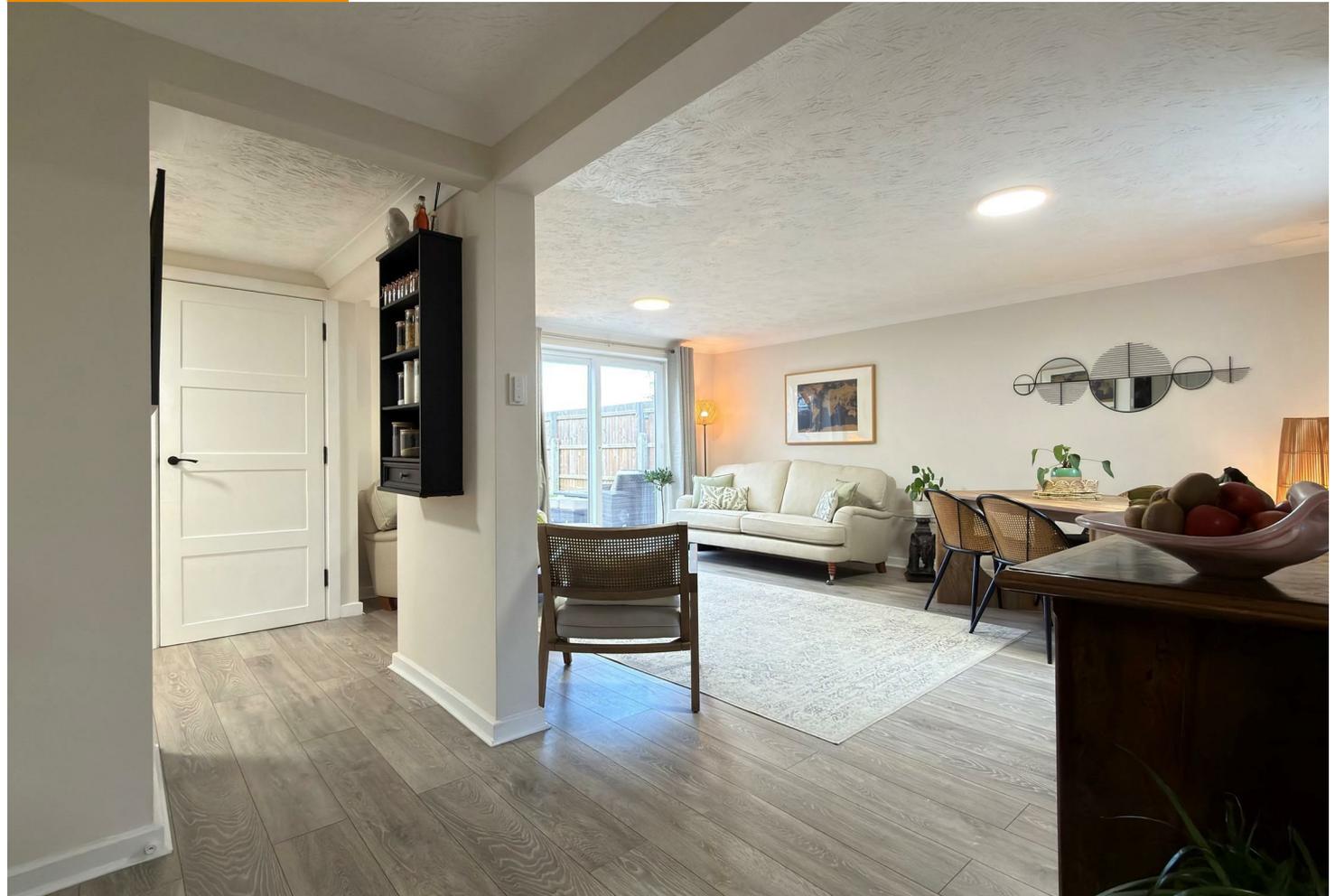
The property comprises on the ground floor, entrance hall, downstairs cloakroom, study (formerly a utility room with utilities still in place allowing this room to be reinstated to a utility room should a new purchaser require) and open plan living/kitchen/dining room providing access into the rear garden. On the first floor there are 3 bedrooms (bedroom 1 having an ensuite shower room), together with a family bathroom to complete the internal accommodation.

Outside a block paved driveway provides parking for 2 cars and gated access to the side leads into the rear garden which is fully enclosed and mainly lawned with paved patio and rubber children's play area.

In order to appreciate all that the property has to offer, an internal viewing is highly recommended.



**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 stairs to rising to the first floor, laminate flooring, radiator.

## STUDY

With double glazed window to front, storage, laminate flooring, radiator.

This room was previously a utility room - utilities are still in place should a new owner wish to reinstate this room as a utility room.

## CLOAKROOM

With frosted double glazed window to side, low level WC, wash hand basin with built-in storage and tiled splashback, radiator, laminate flooring.

## OPEN PLAN LIVING / KITCHEN / DINING ROOM

With built-in double door cupboard currently being used as a gaming cupboard, additional storage cupboard.

Living / Dining Area - with 2 double glazed windows to front, sliding patio doors leading through to the garden, 2 radiators. Opening to:

Kitchen Area - with matching wall and base level units with worktop space, integrated 1 1/4 sink with stainless steel

mixer tap, space for freestanding oven with stainless steel extractor hood above, tiled splashback, wine cooler, space for fridge/freezer and dishwasher, double glazed window to rear, laminate flooring, additional storage space/utility cupboard.

## FIRST FLOOR LANDING

With access to loft.

## BEDROOM 1

With double glazed window to front, radiator, built-in sliding door wardrobe with secret cupboard hatch for additional over stairs storage. Door to:

## ENSUITE

With shower cubicle, wash hand basin with mixer tap, low level WC, heated towel rail, shaver point, stone tiled splashback, vinyl flooring.

## BEDROOM 2

With double glazed window to front, radiator.

## BEDROOM 3

With 2 double glazed windows to rear, radiator.

## BATHROOM

With side panelled bath, wash hand basin with mixer tap, low level WC, heated towel rail, electric shaver point,

opaque double glazed window to rear, stone tiled splashbacks, vinyl flooring, airing/additional storage cupboard.

## OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for 2 vehicles, laid stone section and block paved path leading to gated access into the rear garden.

The rear garden is fully enclosed by wooden fence panels and is mainly laid to lawn with gravelled section, rubber children's play section, patio area and side gated access leading to the driveway.

## AGENTS NOTES

We understand there is a service charge payable currently in the sum of £472.00 per annum.

We understand the land to the rear of the property has been allocated for future residential development. Please refer to East Cambridgeshire District Council Planning Department for further information.

## VIEWING ARRANGEMENTS

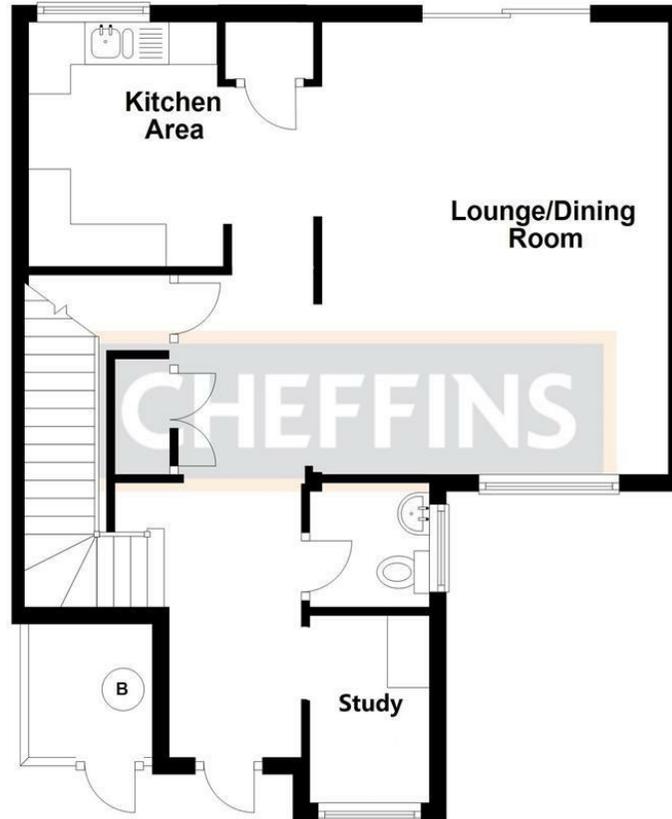
Strictly by appointment with the Agents.





## Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	

England & Wales  
EU Directive 2002/91/EC

Guide Price £385,000

Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambs District Council

Total area: approx. 109.7 sq. metres (1181.0 sq. feet)

[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.