



Welland Place, Ely, CB6 2XA

**CHEFFINS**



# Welland Place

Ely,  
CB6 2XA

- Deceptively Spacious 3-Storey Family Home
- 3/4 Double Bedrooms
- Lounge & Kitchen / Diner
- Enclosed Garden to Rear
- Single Garage & Parking
- Popular City Location
- Freehold / Council Tax Band C / EPC Rating TBC

Cheffins are delighted to offer to the market this modern 3-storey townhouse located in the popular City of Ely. The property benefits from accommodation over 3 floors and comprises on the ground floor of entrance hall, cloakroom, bedroom 4/study, kitchen/diner which also provides access into the rear garden. The first floor comprises of a lounge, bedroom and a family bathroom, whilst the second floor offers 2 further bedrooms serviced by a 'Jack & Jill' ensuite. Outside the property there is a small front garden with mature shrubs and plants, whilst the rear is mainly laid to lawn with decked patio and gated access. The property offers a garage on block with parking to front.

4 2 1

**Guide Price £425,000**





## 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 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, understairs cupboard, further double storage cupboard.

**CLOAKROOM**

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

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink unit with mixer tap, 4-ring hob with extractor hood over, integral double oven, breakfast bar, integral dishwasher, space for fridge/freezer, window to rear, radiator, door to rear leading into the garden.

**BEDROOM 4 / STUDY**

With window to front aspect, radiator.

**FIRST FLOOR LANDING**

With radiator and stairs to second floor.

**BEDROOM 3**

With 2 windows to the rear, 2 radiators.

**BATHROOM**

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin, spa bath with shower attachment over, radiator.

**LIVING ROOM**

With 2 windows to front aspect, 2 radiators.

**SECOND FLOOR LANDING**

With airing cupboard housing hot water cylinder.

**BEDROOM 2**

With 2 windows to rear, 2 radiators, door to 'Jack & Jill' ensuite.

**BEDROOM 1**

With 2 windows to front aspect, 2 radiators, fitted wardrobes, door to 'Jack & Jill' ensuite.

**JACK & JILL ENSUITE**

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

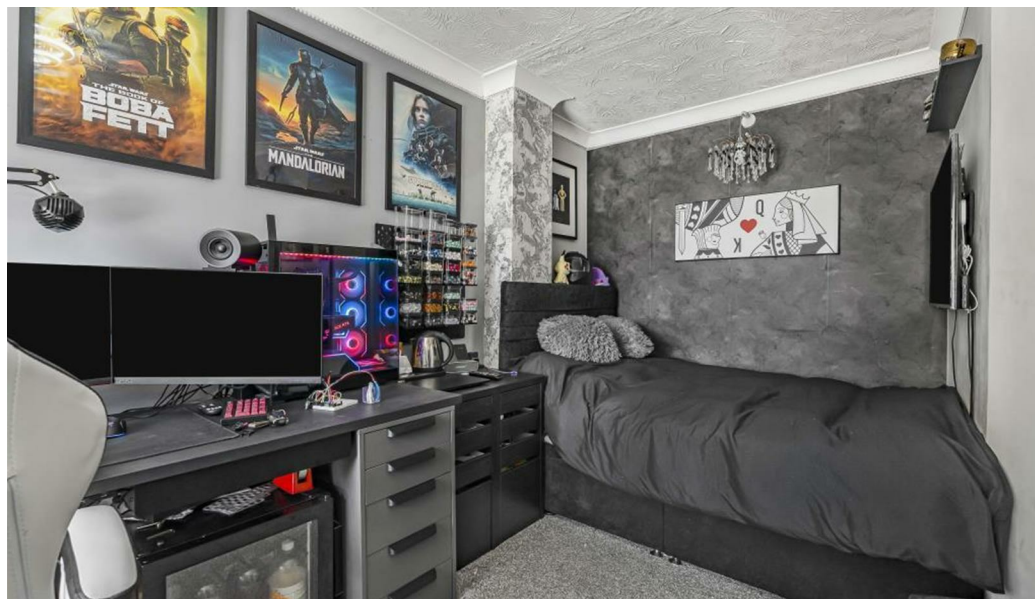
**OUTSIDE**

The rear of the property is mainly laid to lawn with paved patio and gated access leading to a garage on block with up and over door and further parking to the front.

**VIEWING ARRANGEMENTS**


Strictly by appointment with the Agents.









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



Guide Price £425,000

Council Tax Band - C

Local Authority - East Cambs District Council







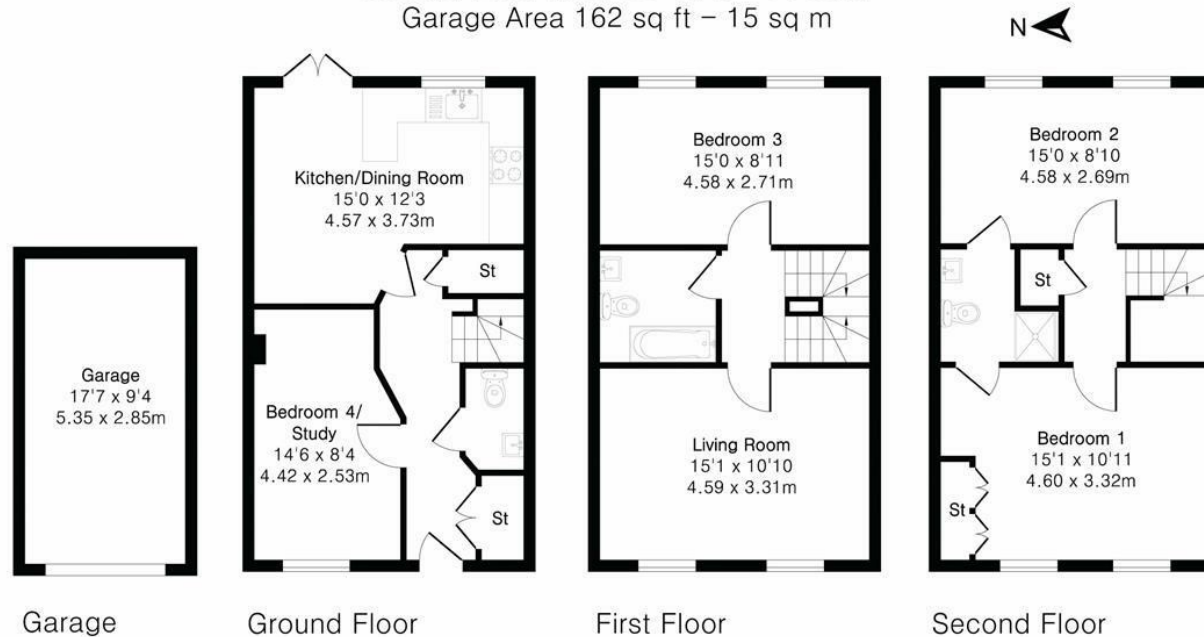
**Approximate Gross Internal Area 1227 sq ft - 114 sq m**

Ground Floor Area 409 sq ft – 38 sq m

First Floor Area 409 sq ft – 38 sq m

Second Floor Area 409 sq ft – 38 sq m

Garage Area 162 sq ft – 15 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**Agents note:**

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.

