



West Fen Road, Ely, CB6 1AN

CHEFFINS

West Fen Road

Ely,
CB6 1AN

- Extended Terraced Home
- Walking Distance to City Centre
- 3 Bedrooms
- Lounge into Family Room
- Refitted Kitchen & Dining Room
- Mature Rear Garden
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating D

An extended terraced home within walking distance of the city centre and offered for sale with no upward chain. Accommodation comprises entrance hall, lounge opening into additional family room, dining room, refitted kitchen, 3 bedrooms and bathroom, together with attractive mature garden.

3 1 2

Guide Price £350,000





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 and wider connections throughout the rail network.

ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

LOUNGE

With double glazed window to front aspect, decorative fireplace (not used), radiator. Opening to:

FAMILY ROOM

With shelving, radiator.

UTILITY / CLOAKROOM

With low level WC, washing machine, wash basin.

DINING ROOM

With roof lantern and double glazed French doors onto rear garden.

KITCHEN

Refitted with a range of modern wall and base level storage units, work surfaces and drawers, built-in electric oven, gas hob, fridge/freezer and dishwasher, wall mounted gas fired boiler, alcove with shelving.

FIRST FLOOR LANDING

With access to loft.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled with shower from the taps, double glazed window to rear aspect, radiator.

BEDROOM 1

With decorative fireplace (not used), fitted wardrobe, double glazed window to rear aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

OUTSIDE

To the rear of the property there is patio leading onto a lawned garden which benefits from not having properties behind and is well screened by mature trees. The garden also has a very useful and modern timber built garden room with electricity connected. There is a pedestrian right of way across

neighbouring gardens allowing access into number 58.

AGENTS NOTE

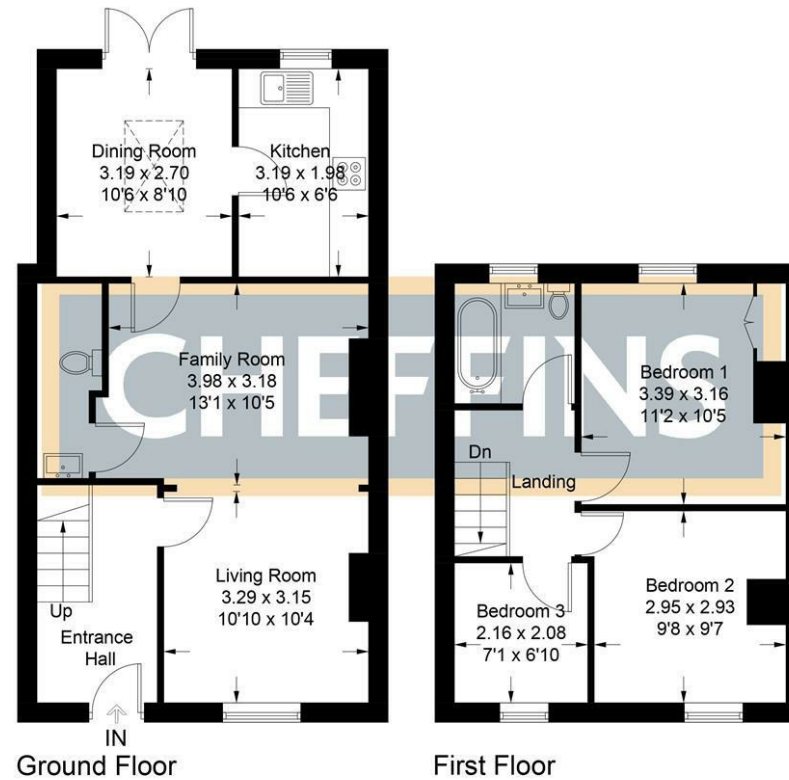
For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area = 80.9 sq m / 871 sq ft



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	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £350,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1100405)

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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.