Meadow Way, Mepal, CB6 2GH

CHEFFINS

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CB6 2GH

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Offers In Excess Of £325,000

- No Upward Chain
- Detached Bungalow
- 3 Bedrooms
- Kitchen / Breakfast Room
- Conservatory
- Garage & Driveway
- Freehold / EPC Rating TBC / Council Tax Band D

** NO ONWARDS CHAIN **

Cheffins are delighted to market this three bedroom detached bungalow situated in the highly sought after location within Mepal.

The property offers an entrance hallway, living room, conservatory, kitchen/breakfast room together with three bedrooms with bedroom one benefiting with an ensuite along with a further family bathroom. Whilst the outside offers driveway, single garage and fully enclosed rear garden.

Viewings are by appointment only.

LOCATION

Mepal is a small village situated approximately 8 miles West of Ely and approximately 18 miles North of Cambridge. Facilities include a primary school and a post office/shop. A well respected independent school and mainline station to London and Cambridge can be found in Ely together with the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

ENTRANCE HALL
With door to front, radiator, storage cupboard, airing cupboard housing the pressurised hot water tank, loft hatch, wall mounted fuse box.

LIVING ROOM
With bay fronted window to the front, two radiators, featured fireplace.

CONSERVATORY
With full length windows to rear, French doors providing access to the garden.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap over, integrated four-ringed gas hob with extractor fan over, oven, space for washing machine and dishwasher, radiator, window to rear.

STUDY
With windows to side and rear, wall mounted cupboards.

BEDROOM 1
With window to rear, radiator, fitted wardrobe. Door to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubical, frosted window to side, extractor fan.

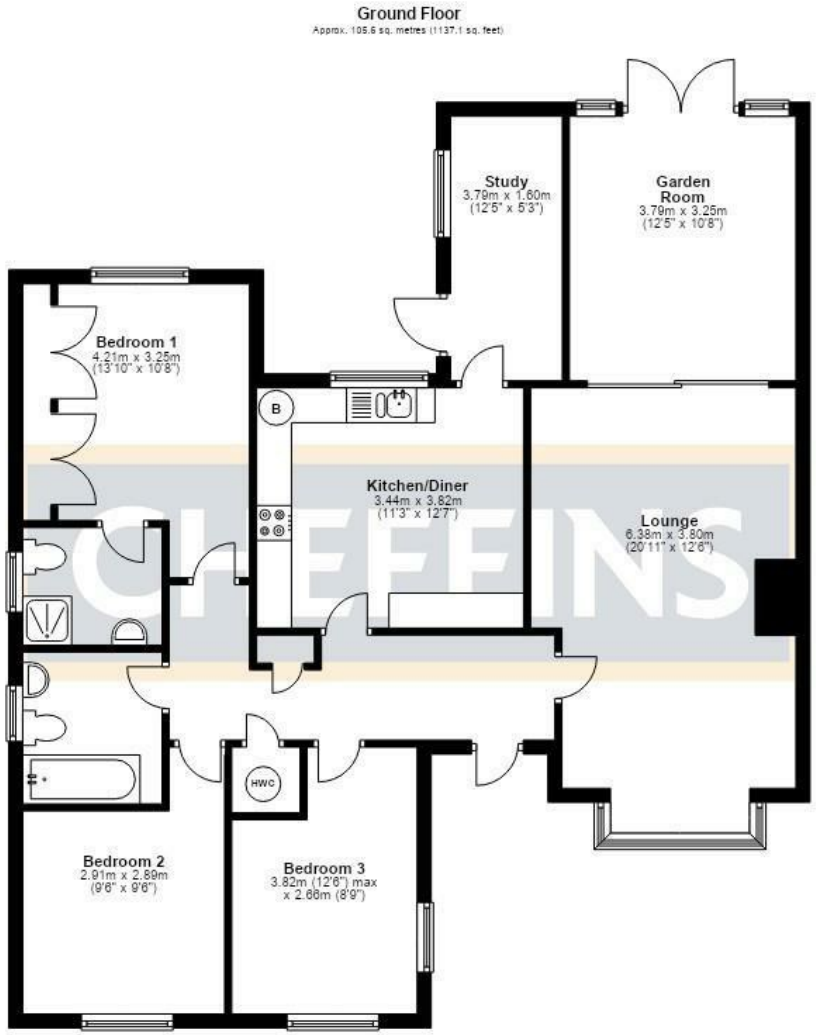
BEDROOM 2
With window to front, radiator.

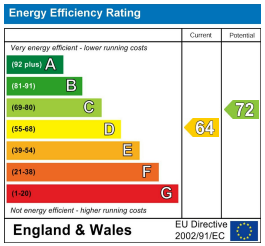
BEDROOM 3
With window to front and side, radiator.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath, radiator, extractor fan, frosted window to side

OUTSIDE
To the front there is block paved driveway leading to a single garage with electric up and over door and door to the fully enclosed, mainly laid to lawn rear garden with herbaceous borders, laid patio area, greenhouse and shed.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





Offers In Excess Of £325,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.