



Forsythia Road, Ely, CB6 2FU

**CHEFFINS**

# Forsythia Road

Ely,  
CB6 2FU

- Forward Chain Complete
- Immaculately Presented 3 Bedroom Semi Detached House
- 3 Double Bedrooms
- Ensuite to Bedroom 1
- Generous Rear Garden
- Ample Off Road Parking
- FREEHOLD / COUNCIL TAX D / EPC B

Cheffins are delighted to offer to the market this exceptionally well presented modern 3 bedroom semi detached home located in the popular City of Ely.

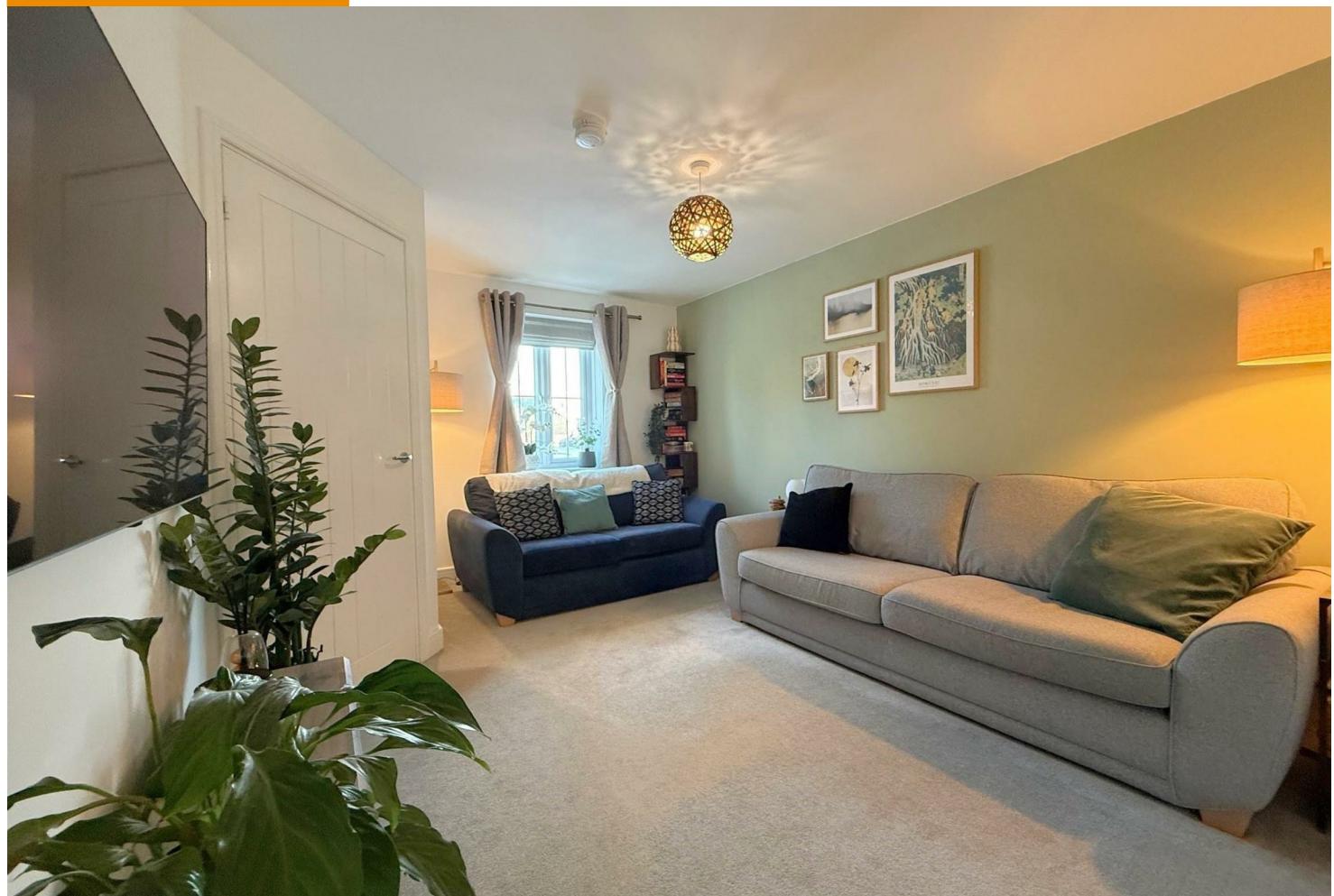
The property offers accommodation over three floors and includes an entrance hall, lounge, generous kitchen/diner with access to the rear garden, utility/cloakroom, 3 double bedrooms, family bathroom plus an ensuite to bedroom 1.

Outside the property there is a driveway providing offroad parking for 3 cars with one covered by a car port. Whilst the rear offers a mainly laid to lawn garden with paved patio and gated access.

To fully appreciate this exceptional home an early viewing is highly recommended.

 3  2  1

**Guide Price £390,000**





## 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**

Door to front, stairs leading to the first floor, storage cupboard and door leading to:

**LOUNGE**

Window to the front and a radiator. Door leading through to:

**KITCHEN / DINING AREA**

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl stainless steel sink with mixer tap over, 4 ring gas hob with extractor hood over, integral eye level double oven, integral fridge/freezer, integral dishwasher, window and doors to rear, understairs storage cupboard. Door to:

**UTILITY ROOM**

Fitted with a low level WC and vanity wash hand basin, integral washing machine.

**FIRST FLOOR LANDING**

Radiator and doors to bedrooms and bathroom. Stairs to second floor bedroom 1.

**BEDROOM 2**

Window to the rear, radiator, fitted wardrobes and desk.

**BEDROOM 3**

Window to the front and radiator.

**FAMILY BATHROOM**

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator, extractor fan and tiled splash backs.

**SECOND FLOOR BEDROOM 1**

Window to the front, skylight to the rear, radiator, fitted wardrobes and door to:

**ENSUITE**

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, shower cubicle. Skylight to the rear, extractor fan and tiled splashbacks.

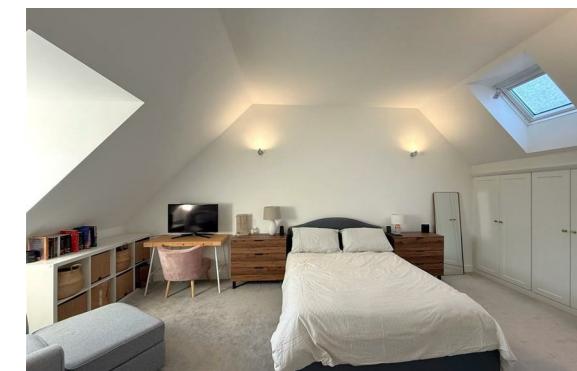
**OUTSIDE**

The rear garden is mainly laid to lawn with paved patio, timber shed and gated access to the side.

To the front there is a driveway providing off road parking for 2 - 3 cars with a car port covering one space.

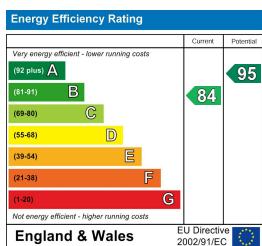
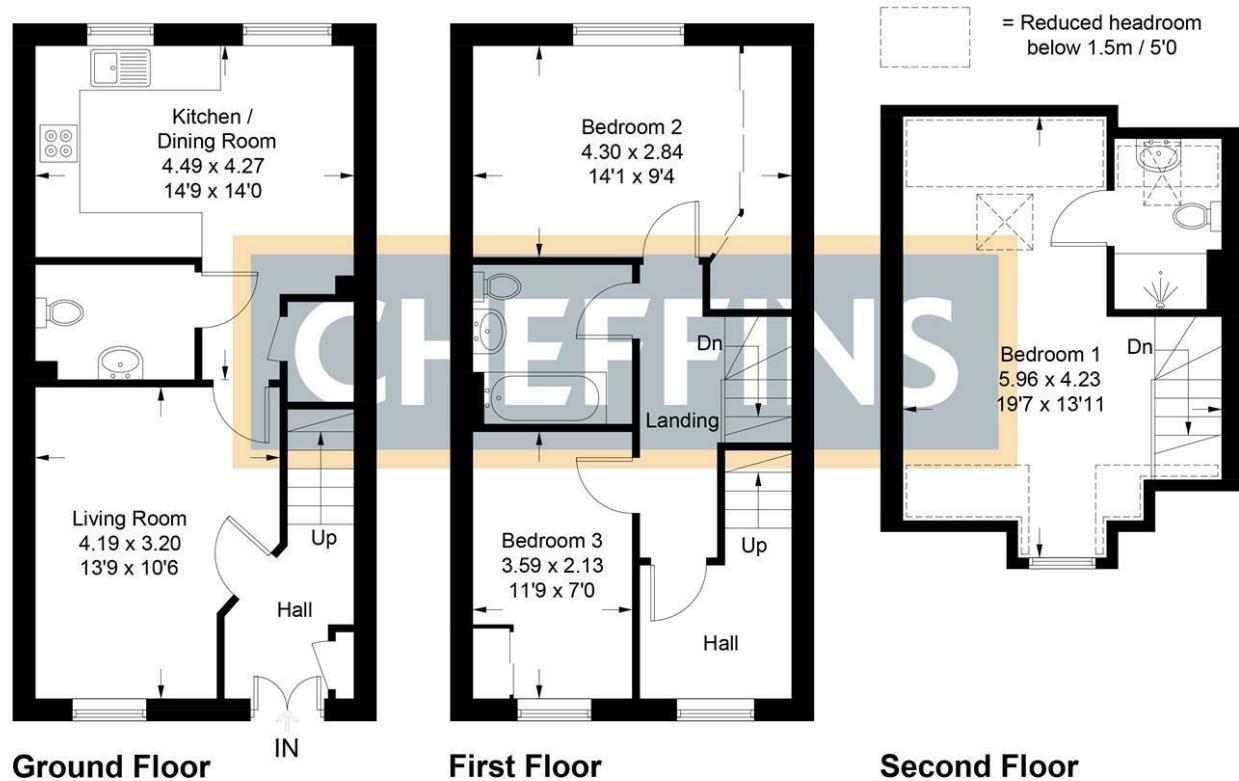
**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Approximate Gross Internal Area = 99.7 sq m / 1073 sq ft



Guide Price £390,000

Tenure - Freehold

Council Tax Band - D

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. (ID1265328)

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.



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