



Merivale Way, Ely, CB7 4GQ

**CHEFFINS**



# Merivale Way

Ely,  
CB7 4GQ

3 2 1

**Guide Price £345,000**

- 3-Storey End of Terrace
- 3 Double Bedrooms
- Master Bedroom with Dressing Room & Ensuite
- Spacious Lounge/Dining Room
- Attractive Garden, Garage & Parking
- Convenient for Spring Meadow/St Mary's Schools
- Overlooking Green Area to Front
- Freehold / Council Tax Band C / EPC Rating C

A popular style of 3-storey property pleasantly situated overlooking a green area to the front and comprising entrance hall, cloakroom, kitchen, lounge/dining room, 3 double bedrooms (with the master having a dressing room and ensuite) and family bathroom. There is an attractive garden to the rear, together with a garage and parking.





## 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 door to front aspect, stairs to first floor, built-in storage cupboard, radiator.

## CLOAKROOM

With low level WC, pedestal hand wash basin, double glazed window to front aspect, radiator.

## KITCHEN

With double glazed window to front aspect, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in electric oven, gas hob and extractor hood, cupboard with gas fired central heating boiler, plumbing for washing machine, radiator.

## LOUNGE / DINING ROOM

With double glazed window and French doors to rear garden, television point, under stairs storage cupboard, radiator.

## FIRST FLOOR LANDING

With stairs to second floor and radiator.

## BEDROOM 2

With 2 double glazed windows to front aspect, radiator.

## BEDROOM 3

With double glazed window to rear aspect, radiator.

## BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment from the taps, radiator.

## SECOND FLOOR LANDING

## BEDROOM 1

With double glazed window to front aspect, airing cupboard housing hot water cylinder, access to loft, 2 radiators, opening to:

## DRESSING ROOM

With a range of built-in wardrobes with mirrored doors, velux window to rear aspect, radiator.

## ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, velux window to rear aspect, built-in cupboard, radiator.

## OUTSIDE

The front of the property overlooks an open plan green area. To the rear there is an enclosed garden which is partly walled and consists of a paved patio, together with a lawn with

established planting including an apple tree. Gated pedestrian access at the rear leads out to a shared parking area where the property has a garage situated at the end of a block and adjoining the garden, together with parking in front.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

## AGENTS NOTE

There is an estate management fee of £142.81 per annum.







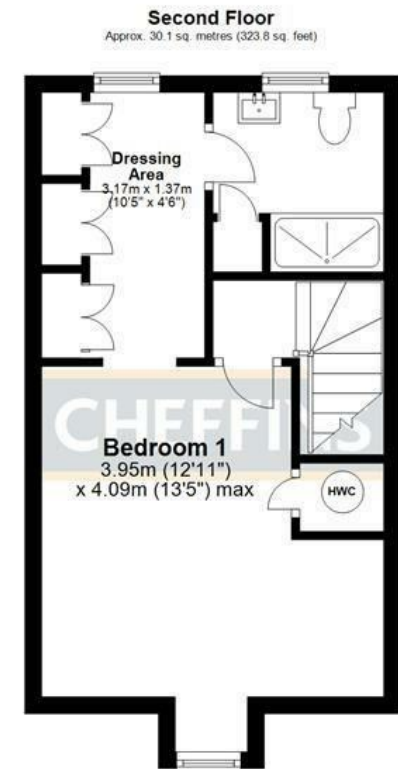
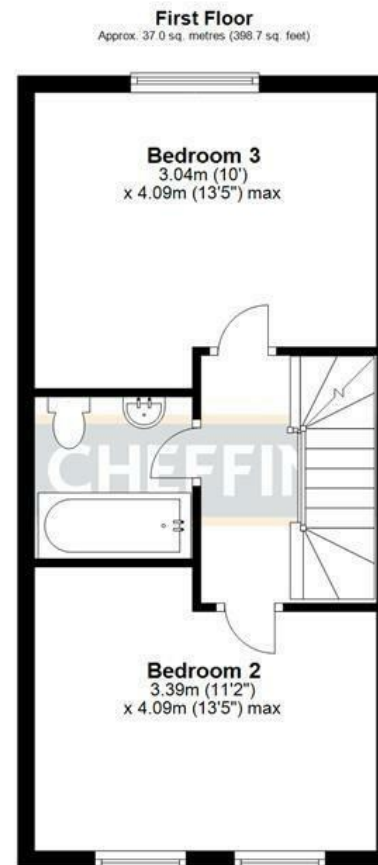
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		88
(51-61) <b>B</b>	78	
(39-50) <b>C</b>		
(31-38) <b>D</b>		
(21-30) <b>E</b>		
(11-20) <b>F</b>		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Guide Price £345,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



Total area: approx. 103.9 sq. metres (1118.3 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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.

