



Prickwillow Road, Ely, CB7 4QR

CHEFFINS

Prickwillow Road

Ely,
CB7 4QR

- No Onwards Chain
- Close To Ely City Centre
- Off-Road Parking And Garage
- 3 Good Sized Bedrooms
- Front And Rear Garden
- 3 good sided bedrooms
- Freehold / Council Tax Band D / EPC Rating D

Cheffins offer to the market this well presented detached bungalow located just off the main road set back in a development of just 3 bungalows.

The property comprises entrance porch and hallway, shower room plus family bathroom, lounge, generous kitchen diner with doors leading to the garden, 3 good sized bedrooms completing the internal accommodation. Outside, there is a single garage plus parking for 1 vehicle to front along with a small front garden with low level brick wall whilst the rear offers a fully enclosed mainly laid to lawn garden with paved patio, 2 timber sheds and gated access to front.

The property further benefits with being offered for sale with no onward chain and being available to view by appointment only.

3 2 1



Offers In Excess Of



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 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.

FRONT PORCH

With entrance door to side, window to front.

HALLWAY

With radiator, built in storage cupboard, airing cupboard housing the hot water tank, access to loft.

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin, shower cubical, window to front, radiator.

LIVING ROOM

With window to front, radiator.

KITCHEN DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap over, under counter integral fridge, under counter integral freezer, integrated double oven, 4 ringed hob with extractor hood over, plumbing for washing machine, wall mounted boiler, radiator, window to rear along

with door and further patio door providing access to rear garden.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, radiator, window to rear.

BEDROOM 1

With window to front, radiator, fitted wardrobes

BEDROOM 2

With window to rear, radiator, built in wardrobes

BEDROOM 3

With window to rear, radiator

OUTSIDE

The front of the property offers a mainly laid to lawn garden with low level brick wall, mature shrubs, plants and bushes to border. Off-road parking for 1 vehicle leading to garage with up and over door and rear door to garden. The rear garden is mainly

laid to lawn with paved patio, 2 timber shed and gated access to front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





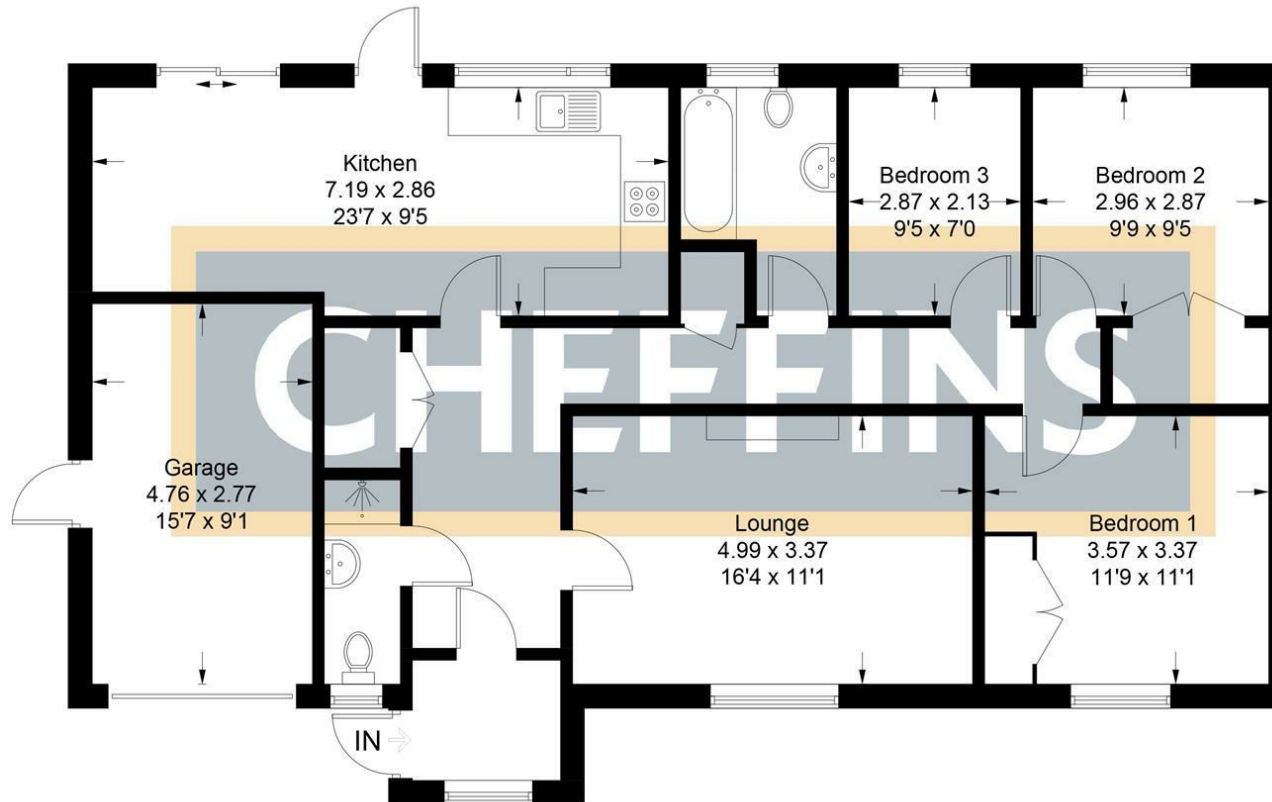
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £475,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambs District Council





Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 111.2 sq m / 1197 sq ft



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. (ID1324504)

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.

