



Forsythia Road, Ely, CB6 2FU

CHEFFINS

Forsythia Road

Ely,
CB6 2FU

- Three Bedroom Semi Detached Home Built In 2022
- Located In Popular Residential Area Of Ely
- Over £12,000 Of Optional Upgrades When Originally Purchased
- Ensuite To Bedroom 1
- Enclosed Rear Garden
- Freehold / Council Tax C / EPC B

Cheffins are delighted to offer to the market this extremely well presented semi-detached family home located on a popular new building estate in the city of Ely.

The property comprises of entrance hall, lounge, a lovely kitchen diner with fitted appliances at the rear, a ground floor cloakroom, three good size bedrooms, the master further benefiting from an en-suite shower room and a family bathroom completing the internal accommodation.

Outside the property there is a small front garden, off-road parking to the side for three cars as well as electric car charging whilst the rear is a mainly later lawn garden with gated access and a timber shed.

This property has been very well maintained by its current owners and includes over £12,000 worth of optional upgrades when it was new. To fully appreciate all that is on offer an early viewing is highly recommended.

3 1 1

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 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, stairs to first floor, storage cupboards and radiator.

LOUNGE

With window to the front, radiator and door through to..

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral washing machine, integral fridge freezer, integral dishwasher, a double oven, one and a half bowl stainless steel sink with mixer tap over a four ring induction hob with extractor hood over, a combi boiler, under cupboard lighting, under stairs cupboard, window to the rear, door to the rear providing access to the garden.

CLOAKROOM

Fitted with a two piece suite

comprising low level WC, wash hand basin and radiator.

FIRST FLOOR LANDING

With loft access and doors to bedrooms and bathroom.

BEDROOM 1

With window to front, radiator and fitted wardrobes. Door to..

ENSUITE

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin and shower cubicle, heated towel rail, tiled splash backs and window to front.

BEDROOM 2

With window to the rear and radiator.

BEDROOM 3

With window to the rear and radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, vanity wash hand basin and panelled bath with shower over and shower screen. Heated towel rail and tiled splash backs.

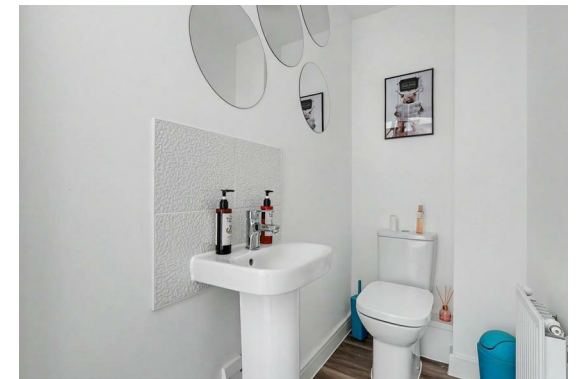
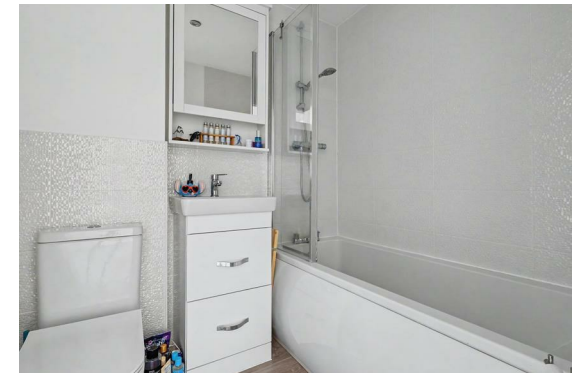
OUTSIDE

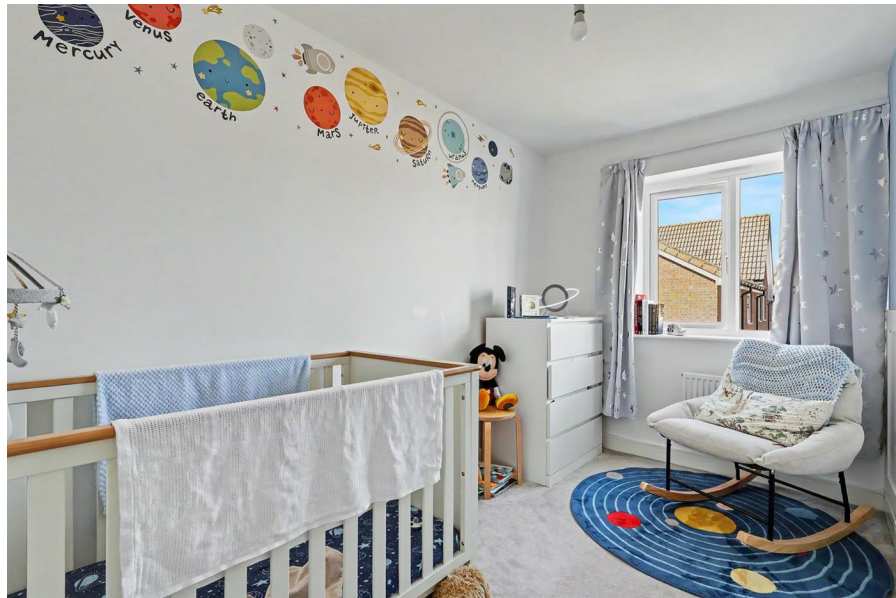
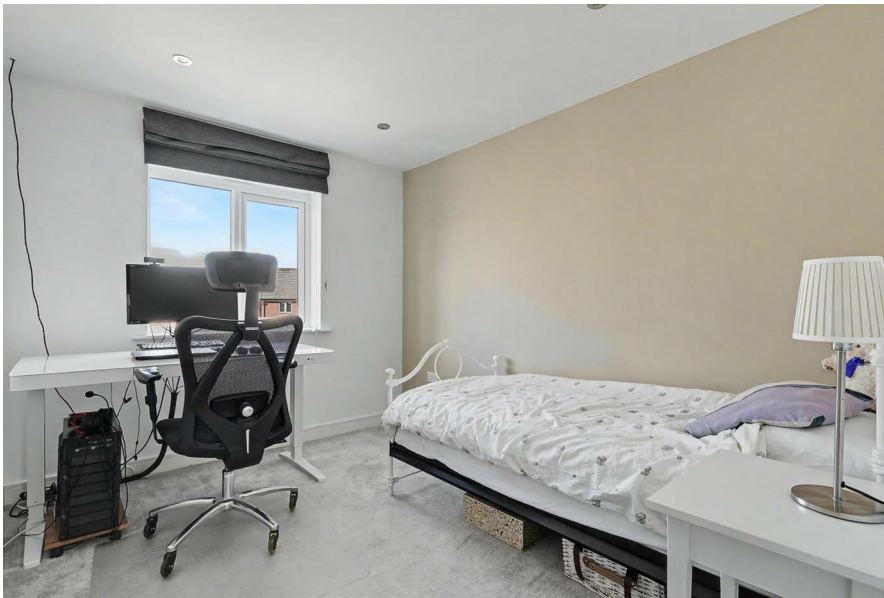
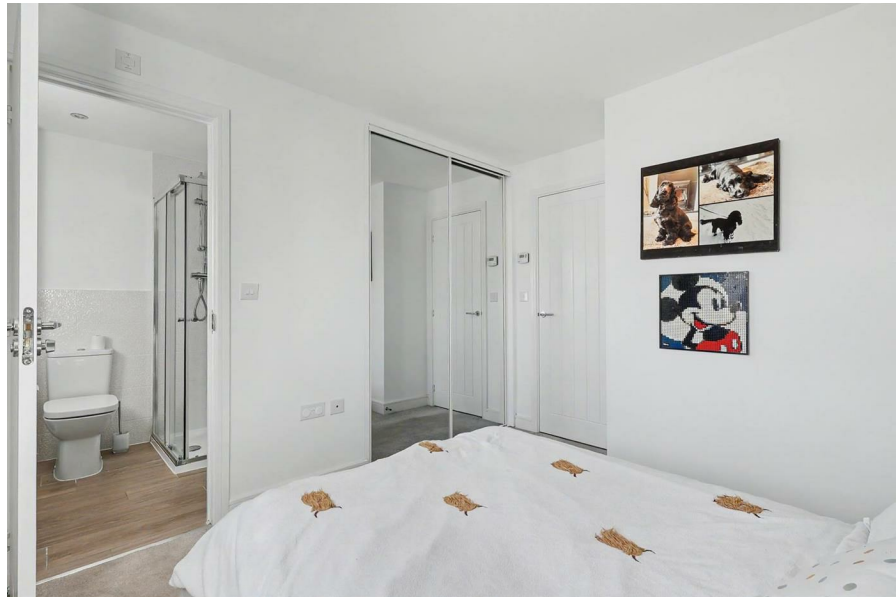
To the front there is a small front garden with path leading to the front door with off-road parking to the side for three cars in tandem as well as one covered parking space. There is also an electric car charger.

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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

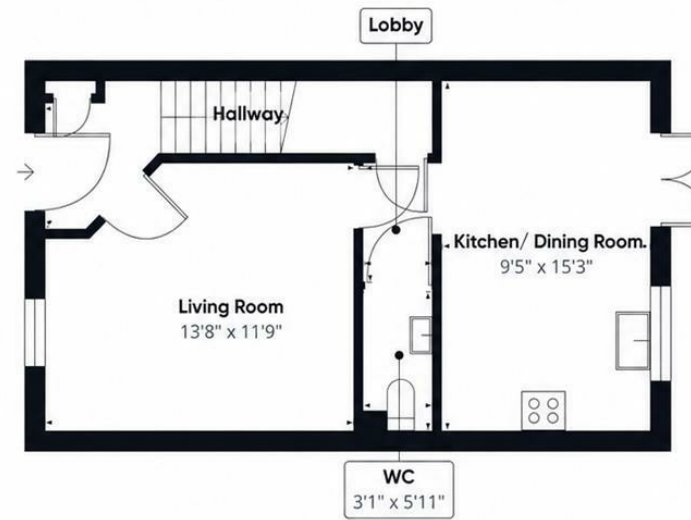
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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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Floor 0



Floor 1



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.



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