



Welland Place, Ely, CB6 2XA

**CHEFFINS**

# Welland Place

Ely,  
CB6 2XA

- 3-Storey Townhouse
- 5 Bedrooms (2 Ensuite)
- Lounge, Kitchen/Diner & Utility
- Enclosed Garden to Rear
- Off Road Parking & Garage
- Popular City Location
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating C

Cheffins offer to the market this spacious 3-storey townhouse offering accommodation over 3 floors.

The property comprises entrance hall, cloakroom, lounge, kitchen/dining room and separate utility room on the ground floor. The first floor offers bedroom 1 with an ensuite, 2 further bedrooms and a family bathroom, whilst the second floor offers 2 further bedrooms (one of which has an ensuite shower room).

Outside the property there are front and rear gardens, the rear being enclosed with gated access to the rear to provide access to the parking and a single garage on block.

The property benefits from being offered for sale with no upward chain and viewing is strictly by appointment with the Agents.

 5  3  1

**Guide Price £475,000**





## 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**

With door to front, radiator, stairs to first floor, understairs storage cupboard.

**CLOAKROOM**

Fitted with a 2-piece suite comprising low level WC and wash hand basin, radiator.

**KITCHEN / DINING ROOM**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral fridge/freezer and double oven, 4-ring gas hob with extractor hood over, integral dishwasher, 1 1/2 bowl sink with mixer tap, French doors to rear leading into the garden, spotlights, radiator.

**UTILITY ROOM**

With boiler, door to rear leading into the garden, plumbing for washing machine, sink unit with mixer tap

**LOUNGE**

With 2 windows to front, 2 radiators, electric fireplace.

**FIRST FLOOR LANDING**

With stairs to the second floor, doors to bedrooms and bathrooms.

**BEDROOM 1**

With 2 windows to front, radiator, fitted wardrobe.

**ENSUITE**

Fitted with a 3-piece suite comprising low level WC, wash hand basin and shower cubicle, tiled splashbacks, extractor fan.

**BEDROOM 5**

With window to front, radiator.

**BEDROOM 4**

With window to rear, radiator, access to loft.

**BATHROOM**

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment, window to rear, extractor fan, radiator, half tiled walls.

**SECOND FLOOR LANDING**

With access to loft and radiator. Access to bedrooms,

**BEDROOM 2**

With window to front, radiator, built-in wardrobes. Door to:

**ENSUITE**

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

**BEDROOM 3**

With fitted wardrobes, 2 windows to rear, radiator.

**OUTSIDE**

There is a small front garden and a pathway to the front door. To the side of the property there is a communal under-arch driveway leading to garages on block. The property has a single garage and 2 off road parking spaces.

The rear garden has a paved patio, gated access at the rear, lawned areas, mature shrubs and trees.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



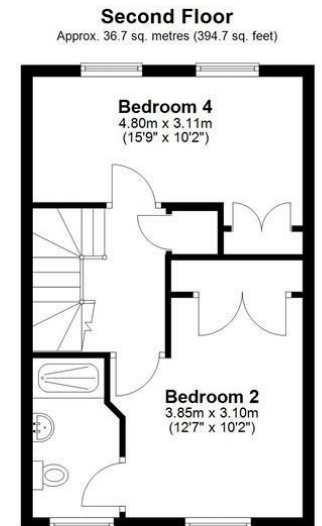
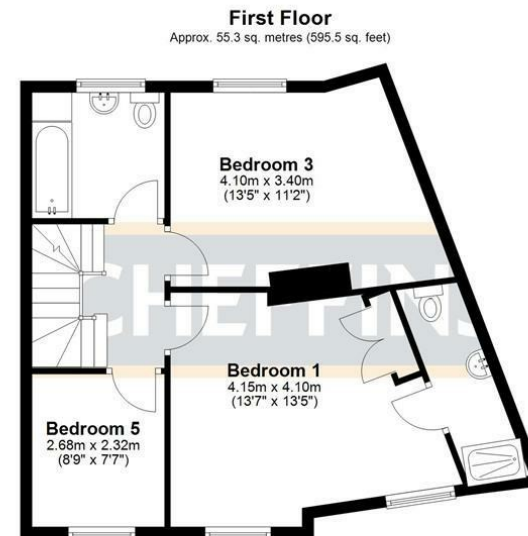
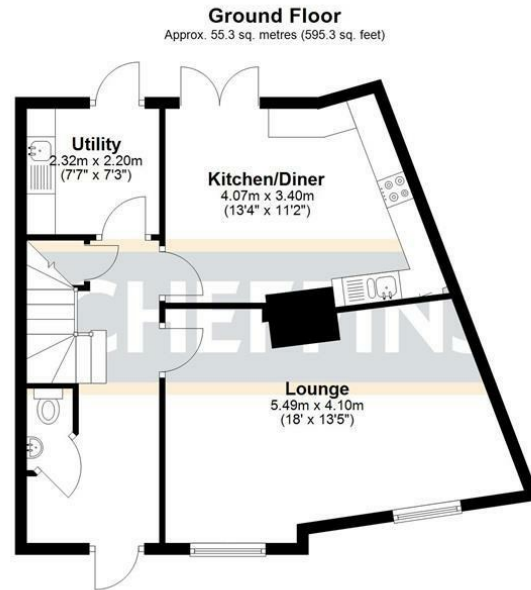


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £475,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District Council





Total area: approx. 147.3 sq. metres (1585.5 sq. feet)

[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.

