



Meadow Way, Ely, CB6 3EX

CHEFFINS

Meadow Way

Ely,
CB6 3EX

- Deceptively Spacious 3 Bedroom Semi-Detached TownHouse
- Sought after Location in Popular City of Ely
- Generous Principle Suite Covering the Second Floor
- Off Road Parking & Garage
- FREEHOLD / COUNCIL TAX C / EPC TBC

We are delighted to offer to the market this modern, semi-detached town house located in the popular City of Ely. This deceptively spacious family home offers accommodation over three floors to include Cloakroom, Kitchen and Lounge to the ground floor. First floor with two Bedrooms and a Family Bathroom and the Principle Bedroom Suite with an Ensuite Shower Room.

Outside the property there is a small front garden a Garage en-bloc which unusually features power and light. To the rear there is an enclosed mainly laid to lawn garden with gated access.

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

3 2 1

Guide Price £365,000





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 HALLWAY

Door to front and stairs leading to the first floor, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and half bowl stainless steel sink with mixer tap over, integral double oven, 4 ring gas hob with extractor hood over, plumbing for a dishwasher, space for fridge freezer, plumbing for washing machine, window to the front and a radiator.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC and wash hand basin, radiator and window to the front.

FIRST FLOOR LANDING

Radiator, airing cupboard housing the hot water tank and stairs leading to the second floor.

BEDROOM 2

Fitted wardrobes, window to the rear and radiator.

BEDROOM 3

Window to the front and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin, panelled bath with shower over, window to the side, radiator and an extractor fan.

BEDROOM 1

Door on first floor landing leading up to the Principal Bedroom suite. Window to the front, skylight to the rear, eaves storage, built in wardrobe, loft access, further storage cupboard and radiator. Door to..

ENSUITE

Fitted with a three piece suite comprising of low level WC, wash hand basin and a shower cubicle, skylight to the rear, radiator and a shaving point.

OUTSIDE

To the front there is a small front garden with plants and shrubs. To the left there is a garage en-bloc which uniquely has power and light

connected with off road parking for 1-2 cars. The rear garden is mainly laid to lawn with paved patio, timber shed and gated access to the side.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



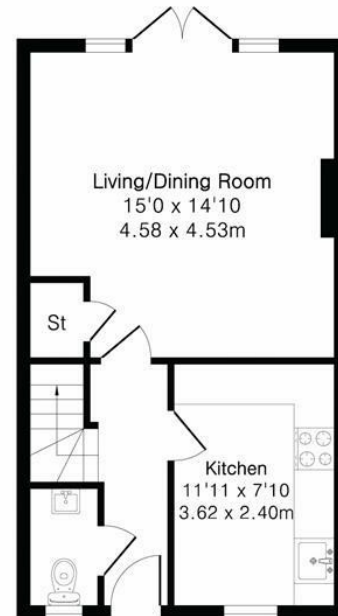


Approximate Gross Internal Area 1080 sq ft - 101 sq m

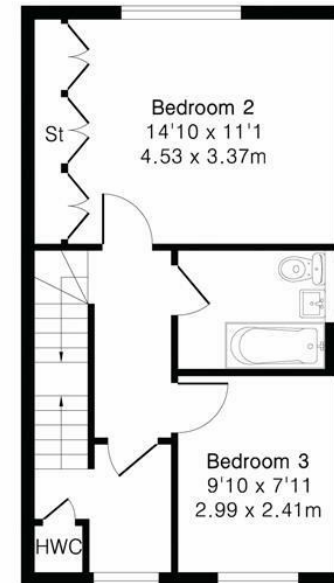
Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 407 sq ft – 38 sq m

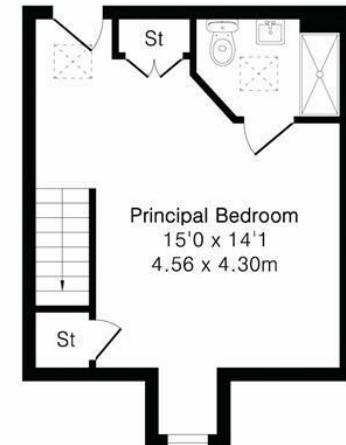
Second Floor Area 266 sq ft – 25 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Guide Price £365,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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