



Gateway Gardens, Ely, CB6 3DE

CHEFFINS

Gateway Gardens

Ely,
CB6 3DE

4 2 1

Guide Price £450,000

- Deceptively Spacious Family Home
- Accommodation Over 3 Floors
- 4 Double Bedrooms
- Generous Kitchen / Diner
- Recently Refitted Ensuite to Master
- Recently Landscaped Rear Garden
- FREEHOLD / COUNCIL TAX C / EPC C

Cheffins are delighted to offer to the market this spacious family home located in the popular City of Ely.

The property comprises of accommodation over three floors to include an Entrance Hall, Ground Floor Cloakroom, generous Kitchen / Diner with integrated appliances and access to the Garden, 4 good sized Bedrooms, Family Bathroom and refitted Ensuite Shower Room to Bedroom 1.

To the rear there is a landscaped rear Garden with split level patios and artificial turf, raised flower beds and gated access. There is also a single garage which has a sectional door with power and light connected.

To fully appreciate the size and quality of this beautiful family home an early viewing is highly recommended.





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

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

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising of low level WC, wash hand basin and towel rail.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl sink with mixer tap over, 4 ring gas hob with extractor hood over, integral single oven, space for fridge/freezer, plumbing for a washing machine, integral dishwasher, two radiators, under stairs storage cupboard, window to the front and patio doors leading to the Garden.

FIRST FLOOR LANDING

With stairs leading up to the second floor.

BEDROOM 1

Window to the front, walk in wardrobe and radiator. Door to..

ENSUITE

Refitted with a three piece suite comprising of low level WC, wash hand basin in vanity unit, shower cubicle, heated towel rail and extractor fan.

LOUNGE

Door to front with Juliet balcony, two wall lights and a radiator.

BEDROOM 4

Window to the rear and a radiator.

SECOND FLOOR LANDING

With loft access, skylight to the rear, airing cupboard housing the boiler.

BEDROOM 2

Window to front, radiator, built in wardrobe and separate built in storage cupboard.

BEDROOM 3

Window to the front, radiator and built in wardrobe.

FAMILY BATHROOM

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

OUTSIDE

The recently landscaped rear garden has split level paved patios, raised flower beds and artificial turf.

Single garage with a sectional up and over door with power and light connected.

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	77	86
(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 £450,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



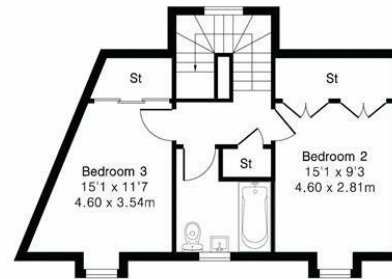
**Approximate Gross Internal Area 1300 sq ft - 121 sq m
(Excluding Garage)**

Ground Floor Area 342 sq ft – 32 sq m

First Floor Area 544 sq ft – 51 sq m

Second Floor Area 414 sq ft – 38 sq m

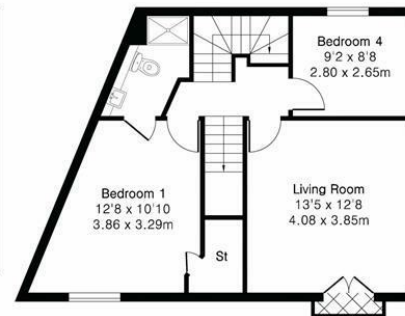
Garage Area 174 sq ft – 16 sq m



Second Floor



Ground Floor



First Floor



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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