



Abbots Way, Ely, CB6 3AJ

CHEFFINS

Abbots Way

Ely,
CB6 3AJ

A terrace property offering scope for further improvement and updating throughout and comprising entrance hall, lounge, open plan kitchen/diner, 3 bedrooms and bathroom, together with a generous garden, driveway and garage.

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.



Guide Price £250,000



**ENTRANCE HALL**

With door to front aspect, stairs to first floor.

LOUNGE

With window to front aspect, radiator. Opening through to:

KITCHEN / DINER

With wall mounted units, base units, sink unit and drainer, french doors to rear garden. Door to:

REAR LOBBY

With double glazed window and door to rear garden.

FIRST FLOOR LANDING**BEDROOM 1**

With window to front aspect.

BEDROOM 2

With window to rear aspect

BEDROOM 3

With window to front aspect.

BATHROOM

With panel bath with shower above, low level WC, pedestal hand basin, window to rear aspect.

OUTSIDE

There is a open plan lawned garden to the front of the property with pathway to the front door.

The rear garden is predominantly lawned with timber shed. There is a also a garage.

AGENT NOTES

Tenure - freehold

Council Tax Band - B

Property Type - mid terrace

Property Construction -

Number & Types of Room - Please refer to the floorplan

Square Footage - tbc

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - yes

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area with ultrafast having a maximum download speed of 1000Mbps

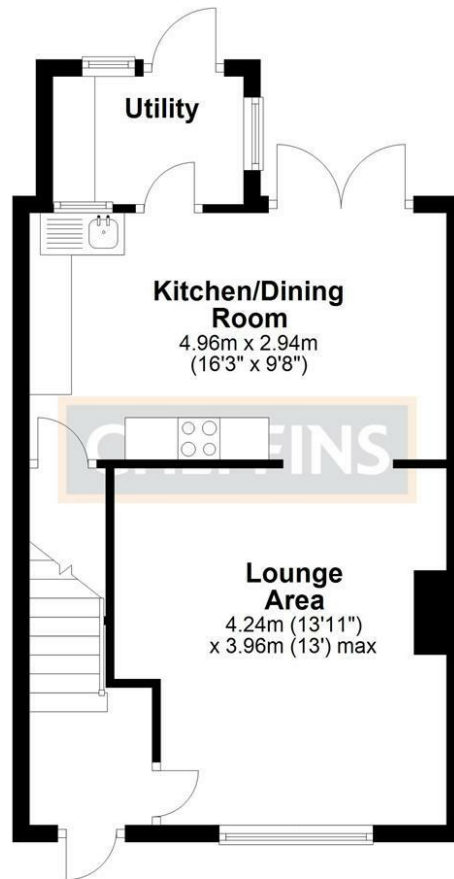
Mobile Signal/Coverage - according to Ofcom.org.uk, both 'voice' and 'data' are indicated to be limited for 4 out of the 4 main providers checked

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

Ground Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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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Local Authority - East Cambs District Council

Total area: approx. 75.9 sq. metres (817.1 sq. feet)

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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.