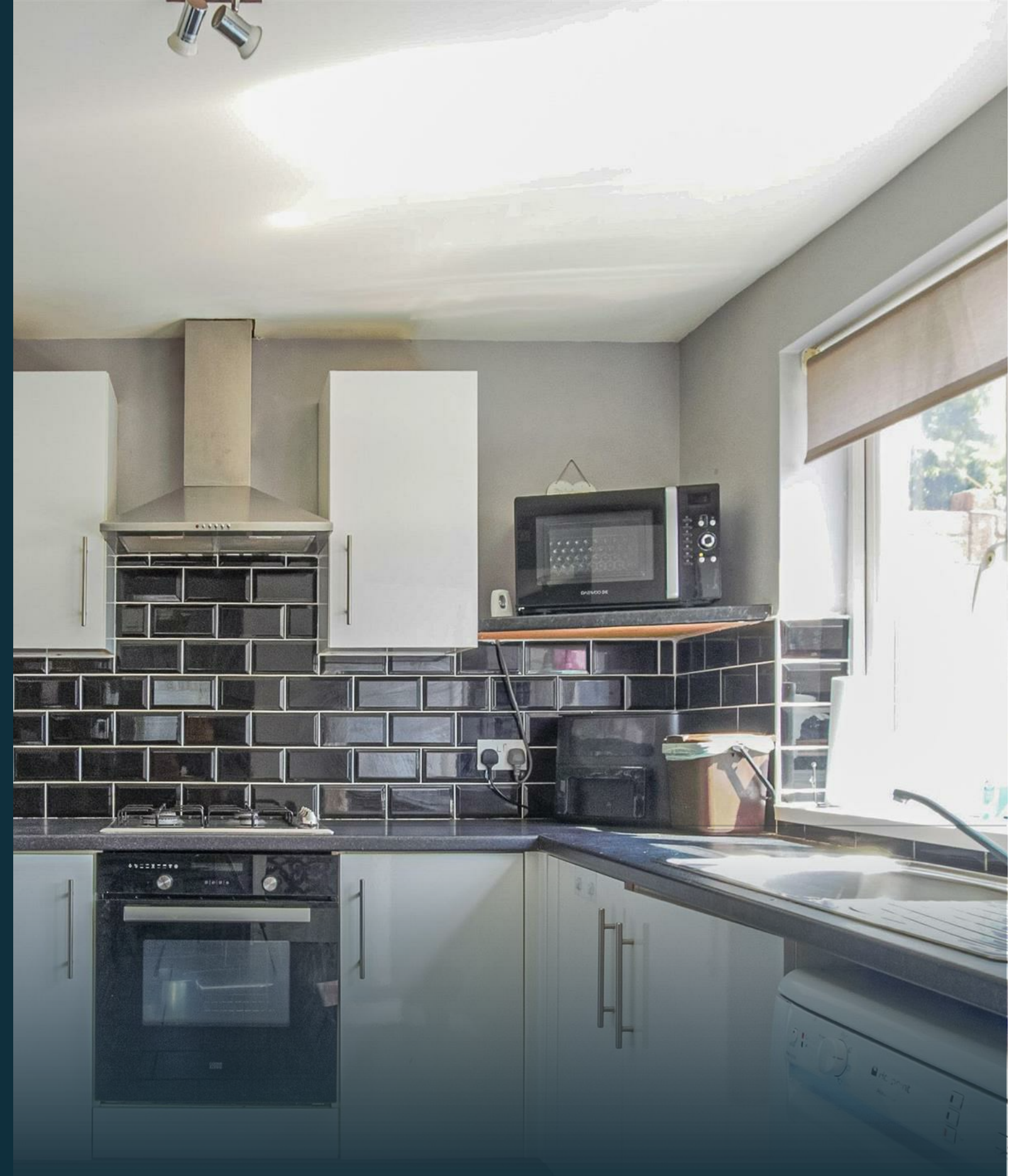


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GRAND AVENUE  
ELY

# GRAND AVENUE

ELY, CF5 4BL - £225,000

This house is offered to market Chain free.

This delightful house boasts 3 bedrooms, a spacious lounge and dining area, modern kitchen, WC, and family bathroom. This property is perfect for a growing family or those in need of extra space. This property features a large garden, and side plot. The house has a modern finish throughout, it was refurbished when purchased, ensuring that you'll be moving into a well-maintained and updated home.

Situated in a central location, with convenient transport links to the city centre and plenty of amenities nearby.

Whether you're looking to settle down or invest in a property with potential, this house on Grand Avenue is a fantastic opportunity.

 3 bedroom(s)  1 bathroom(s)  761.00 sq ft

**LOUNGE**  
5.16m x 4.11m (16'11 x 13'6)

**KITCHEN**  
4.09m x 2.77m (13'5 x 9'1)

**W.C**  
0.79m x 1.27m (2'7 x 4'2)

**UTILITY SPACE**  
0.79m x 1.40m (2'7 x 4'7)

**LANDING**  
1.98m x 2.39m (6'6 x 7'10)

**BATHROOM**  
1.24m x 2.06m (4'1 x 6'9)

**BEDROOM 1**  
3.07m x 4.09m (10'1 x 13'5)

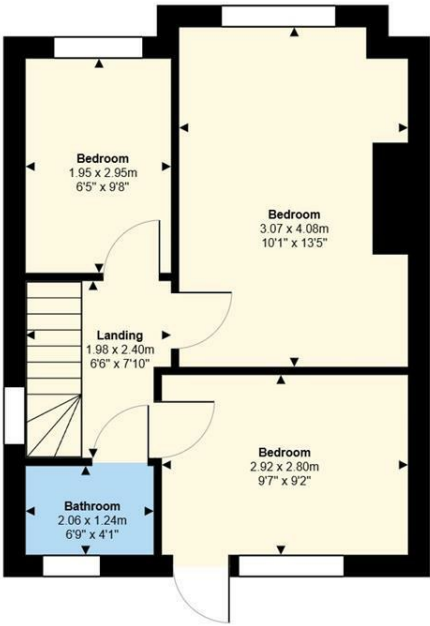
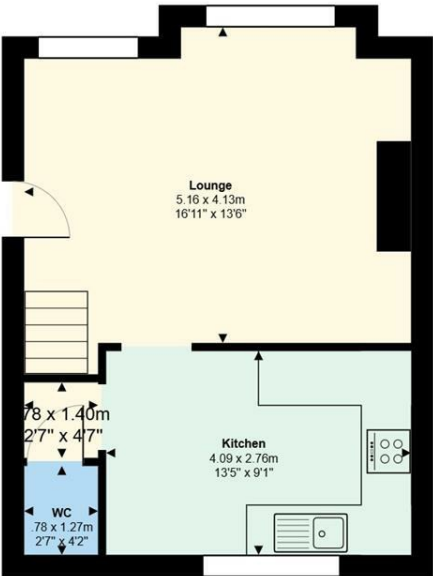
**BEDROOM 2**  
2.92m x 2.79m (9'7 x 9'2)

**BEDROOM 3**  
1.96m x 2.95m (6'5 x 9'8)

**TENURE**  
We are advised this property is Freehold. This will need to be confirmed by your legal representative.



| Energy Efficiency Rating                    |         |                                                                                                                |
|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                      |
| Very energy efficient - lower running costs |         |                                                                                                                |
| (92 plus) A                                 |         | 88                                                                                                             |
| (81-91) B                                   |         |                                                                                                                |
| (69-80) C                                   |         |                                                                                                                |
| (55-68) D                                   |         |                                                                                                                |
| (39-54) E                                   |         |                                                                                                                |
| (21-38) F                                   |         | 69                                                                                                             |
| (1-20) G                                    |         |                                                                                                                |
| Not energy efficient - higher running costs |         |                                                                                                                |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |



56a, Grand Avenue, Ely, CF5 4BL  
Total Area: 70.7 m² ... 761 ft²  
All measurements are approximate and for display purposes only