

Asking Price £439,950
Freehold



33 Welland Place, Ely, Cambridgeshire, CB6 2XA

Greatly improved and exceptionally well presented 3/4 bedroom townhouse.

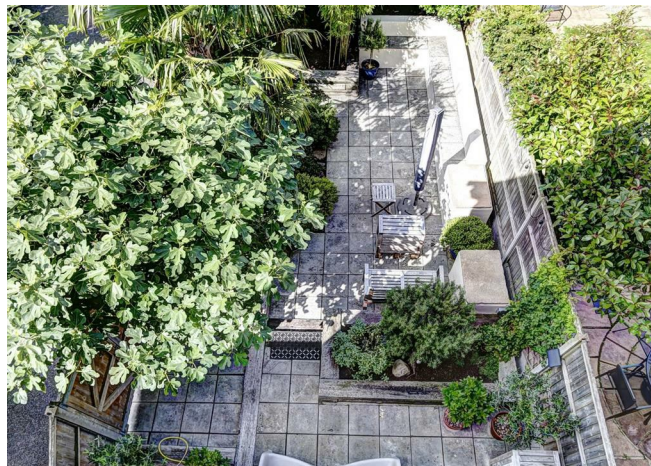
Offering stylish and versatile accommodation this 3/4 bedroom townhouse is particularly well placed for access to the city centre, primary and secondary schools and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. Particular features of the property include a ground floor dining/family room/study/bedroom 4, first floor sitting room, 'Nest' heating system designed to optimize home heating and cooling with remote control capabilities, a wonderful, landscaped, low maintenance 'Mediterranean style' rear garden, garage and an electric car charging point. The Council Tax rating is currently Band C and the EPC rating is currently Band C. For those wishing to complete quickly the property offers immediate possession with the benefit of not having an onward chain.

Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

Features

- Exceptionally Well Presented & Greatly Improved
- Close to Primary & Secondary Schools & Ely Leisure
- Kitchen/Breakfast Room, Utility Room & First Floor Sitting Room
- 3 Double Bedrooms & Further Bedroom/Reception Room
- Cloakroom & 2 Bath/Shower Room (1 En Suite)
- Gas Fired Heating With 'Nest' Remote Control System
- Sealed Unit Double Glazed Windows
- Wonderful, Landscaped 'Mediterranean Style' Garden
- Parking & Single Garage
- IMMEDIATE POSSESSION WITH NO ONWARD CHAIN





Entrance Hall:
Stairs to first floor with storage cupboard under.

Cloakroom:
Low level WC and wash hand basin.

Kitchen/Breakfast Room:
Range of matching base and wall cabinets, work surfaces, sink unit, tiled floor, cupboard housing the gas fired boiler, French doors to rear garden and integrated appliances comprising electric oven, induction hob with extractor fan above, and dishwasher.

Utility Room:
Matching base and wall cabinets, work surface and position for washing machine.

Dining/Family Room/Study/Bedroom 4:

FIRST FLOOR:

Landing:
Stairs to second floor.

Sitting Room:

Bedroom 3:

Bathroom:
Low level WC, pedestal wash basin, panelled bath and heated towel rail.

SECOND FLOOR:

Landing:
Loft hatch to roof space and airing cupboard housing the hot water cylinder.

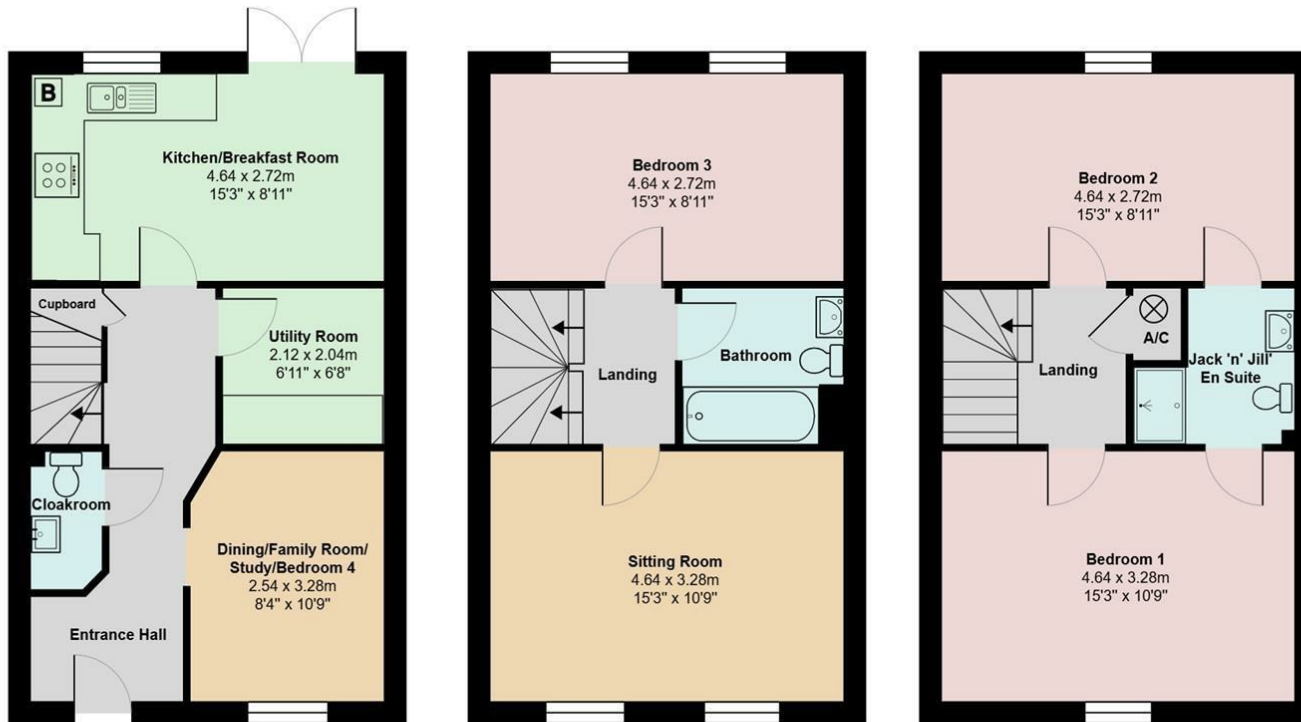
Bedroom 1:
Door to 'Jack 'n' Jill' shower room.

'Jack 'n' Jill' Shower Room:
Low level WC, pedestal wash basin, shower cubicle and heated towel rail.

Bedroom 2:

OUTSIDE:

There are open plan gravelled areas, a small shrub bed and wall mounted electric car charging point to front of the house and a shared driveway to side leading to an allocated parking space in front of a Single Garage which has an up and over door to the front. Gated pedestrian leads to a wonderful, landscaped garden to the rear has been designed for ease of maintenance and provides a good level of privacy and seclusion. Mature bamboo plants creating a delightful backdrop, shrubs and small, established, including a fig tree, raised planters, paved terracing and seating area help create a 'Mediterranean' style setting ideal for relaxing social entertaining. There are also external power points and lighting.



About 114.8 m² ... 1236 ft²
All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Freehold

SERVICES
All Main Services Connected.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
C

Directions to the property using What3Words.
Enter the following link in your browser then click Waze
or Google Maps:

<https://w3w.co/shuttle.query.intruding>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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