



90 Henley Way, Ely, CB7 4YJ

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A fantastic opportunity to acquire this well-presented and versatile property, offering spacious accommodation ideal for modern family living. Situated in a desirable location, this home combines comfort, practicality, and convenience.

The property comprises a welcoming entrance leading into a bright and airy living space, perfect for both relaxation and entertaining. The kitchen is well-appointed, offering a range of fitted units and ample workspace, creating a functional hub of the home.

There are generously sized bedrooms, providing comfortable accommodation for families or those needing additional space for a home office. The bathroom is well maintained and fitted with contemporary fixtures.

Externally, the property benefits from a private outdoor area, ideal for enjoying warmer months, along with off-street parking. The location offers excellent access to local amenities, schools, and transport links, making it a highly practical choice for a wide range of buyers.

EPC C Council Tax B

### Features

- Attractive modern 2-bedroom family home
- Spacious and well-presented accommodation throughout
- Bright and airy bedrooms
- Driveway parking and garage
- Established front and rear garden
- Popular residential location
- Close to local amenities and schools
- Excellent transport connections
- Ideal for families and professional buyers alike







**TENURE**  
Freehold

**SERVICES**  
Water, Electricity and Drainage.

**LOCAL AUTHORITY**  
East Cambs

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-81) <b>B</b>
(69-80) <b>C</b>			(49-60) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		89	
		75	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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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