



48 Chestnut Way, Mepal  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

Offers In Excess Of £360,000

# 48 Chestnut Way

Mepal, Ely

An established detached bungalow offered for sale with no upward chain and situated within a popular development. Comprises entrance hall, lounge/dining room, conservatory, kitchen/breakfast room, 3 bedrooms (1 en-suite) and bathroom. Outside there is a driveway, garage and south facing, private rear garden.

Council Tax Band: D

Tenure: Freehold

EPC: C

- Detached Bungalow
- No Upward Chain
- 3 Bedrooms (1 En-suite)
- Lounge/Dining Room & Conservatory
- Kitchen/Breakfast Room
- Private South Facing Rear Garden
- Driveway And Garage
- Gas Central Heating
- Popular Development Of Bungalows



### Entrance Hall

With door to front aspect, airing cupboard housing hot water cylinder, radiator.

### Lounge/Diner

With double glazed bay window to front, flame effect fire with decorative surround, television point, patio doors to Conservatory, two radiators.

### Conservatory

Of brick and UPVC construction with French doors to garden and electric heater.

### Kitchen/Breakfast Room

With double glazed window and door to rear garden, sink unit and drainer, fitted with a range of wall and base level storage units and drawers together with matching worktops, plumbing for dishwasher and washing machine, built in electric oven, hob and extractor hood, integrated fridge/freezer, cupboard housing the gas boiler, radiator.

### Bedroom 1

With double glazed window to rear, fitted wardrobes and dressing table, radiator.

### En-suite

With double glazed window to side, shower cubicle, low level WC, wash basin, radiator.

### Bedroom 2

With double glazed bay window to front, fitted wardrobes and high level cupboards, radiator.

### Bedroom 3

With double glazed bay window to front and double glazed window to side, radiator.

### Bathroom

With low level WC, wash basin, bath with shower above, double glazed window to side, radiator.



## Garden

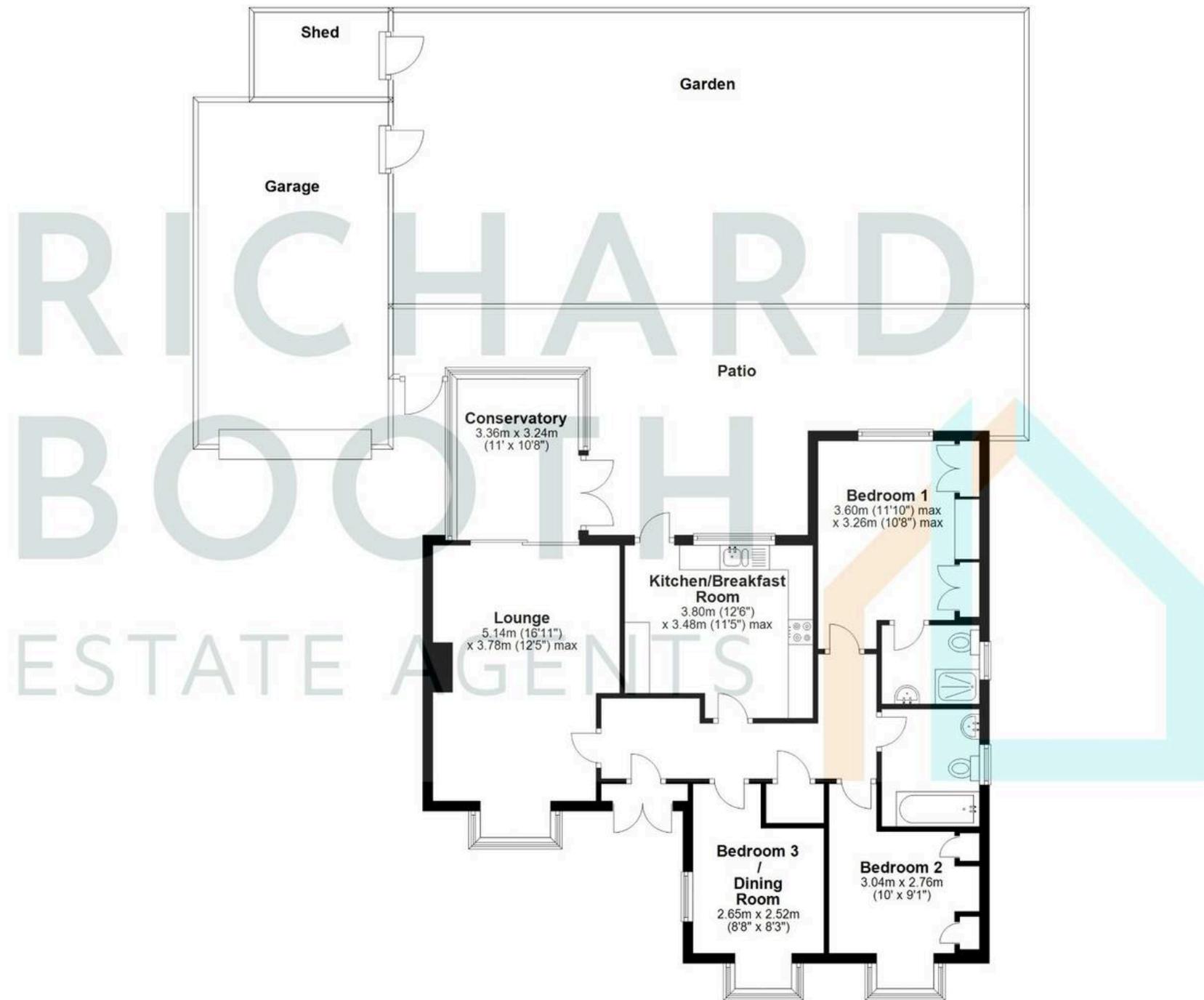
To the front of the bungalow there is an open plan garden. Gated pedestrian access leads to a south facing rear garden which has an extended paved patio, lawn and raised beds.

To the side of the property is a driveway leading to a single garage with electricity connected and door into the garden.





**Ground Floor**  
Approx. 92.9 sq. metres (999.9 sq. feet)



Total area: approx. 92.9 sq. metres (999.9 sq. feet)



## Richard Booth Estate Agents

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