



**Morley Drive, Ely, Cambridgeshire CB6 3FQ**

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## Morley Drive, Ely, Cambridgeshire CB6 3FQ

A well presented two bedroom modern terraced house situated in a much sought after development just off St. Johns Road and with a lovely green area to the front.

- Modern Terraced Home
- Entrance Hall & Cloakroom
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Garden
- Off Road Allocated Parking
- Gas Central Heating

**Guide Price: £269,950**





**ELY** Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

**ENTRANCE HALL** with door to front aspect, cloaks cupboard housing the gas boiler serving the central heating and hot water systems.

**DOWNSTAIRS CLOAKROOM** with low level WC, pedestal wash hand basin and radiator.

**KITCHEN** 8'11" x 6'8" (2.72 m x 2.03 m) with double glazed window to front aspect. Fitted with a range of matching wall and base units with complimentary work surfaces over, drawers and inset single drainer sink unit with mixer taps. Plumbing for washing machine, fitted oven, hob and extractor hood.

**LOUNGE/DINING ROOM** 13'8" x 12'10" (4.17 m x 3.91 m) with staircase rising to the first floor, radiator, double glazed window and door leading through to the conservatory.

**CONSERVATORY** 8'10" x 5'11" (2.68 m x 1.80 m) Of brick and double glazed construction with door opening to rear garden.

**FIRST FLOOR LANDING** with access to fully boarded loft space and radiator.

**BEDROOM ONE** 11'9" x 10'8" (3.58 m x 3.25 m) with two double glazed windows to rear aspect, fitted double wardrobe, storage cupboard and radiator.

**BEDROOM TWO** 11'0" x 6'8" (3.35 m x 2.03 m) with double glazed window to front aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with shower attachment over. Extractor fan, radiator, double glazed window to front aspect.

**EXTERIOR** To the front of the property there is a well tended, hard landscaped garden with ornamental gravel and slate. To the rear of the property there is a fully enclosed garden with patio area and predominantly laid to lawn. Gated access leads around to the rear of the property where there is an off road allocated parking space.

**Tenure** The property is Freehold

**Council Tax** Band B **EPC** C (77/92)

**Viewing** By Arrangement with Pocock & Shaw  
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[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/7065





**Ground Floor**  
Approx. 32.1 sq. metres (345.4 sq. feet)



**First Floor**  
Approx. 26.9 sq. metres (289.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.4 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.