



**Henley Way, Ely, Cambridgeshire CB7 4YH**

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## Henley Way, Ely, Cambridgeshire CB7 4YH

A three bedroom mid terrace chalet style property situated at the end of a quiet cul-de-sac, a little over a mile from the City centre, and offered for sale with the benefit of no upward chain.

- Entrance Lobby/Hall
- Living Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Integral Garage
- No Upward Chain

**Guide Price: £300,000**





**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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 LOBBY/HALL** with entrance door with double glazed insets and door through to:-

**LIVING ROOM** 13'5" x 11'2" (4.10 m x 3.40 m) with double glazed window to front, radiator, staircase rising to first floor.

**KITCHEN/BREAKFAST ROOM** 10'6" x 10'2" (3.20 m x 3.10 m) with double glazed window and double glazed door to rear garden. Comprehensively fitted with a matching range of wall and base units with drawers with roll edge surfaces over having inset one and a half bowl sink unit with mixer taps and tiled splashbacks. Built-in cooking appliances include an electric oven/grill with 4 ring gas hob and extractor hood over. Downlighters to ceiling, plumbing for automatic washing machine/dishwasher and radiator.

#### FIRST FLOOR LANDING

**BEDROOM ONE** 11'6" x 10'2" (3.50 m x 3.10 m) with double glazed window to rear. Useful built-in over-stairs cupboard and radiator.

**BEDROOM TWO** 11'6" x 11'10" (3.50 m x 3.60 m) with double glazed dormer window to front. Radiator.

**BEDROOM THREE** 8'10" x 7'3" (2.70 m x 2.20 m) with double glazed window to rear. Built-in double wardrobe with hanging rail and shelf. Radiator.

**BATHROOM** with double glazed window to front. White suite comprising panel enclosed bath with mixer tap, shower attachment, fitted screen and fully tiled surround. Pedestal wash hand basin with matching tiled splashbacks and close coupled WC. Chrome finish towel rail/radiator. Extractor fan.

**EXTERIOR** The property lies in an appealing position at the very end of Henley Way in a secluded spot. It is set behind a garden which is predominantly lawned with several shrubs adjacent to which is a driveway providing vehicle hardstanding which in turn leads to the garage.

Measuring approximately 36ft in length, the rear garden consists of a paved patio with steps leading up to a lawn, there are also a number of shrubs/perennials.

**GARAGE** with up and over door, power and light.

**AGENTS NOTE** Section 21 of the Estate Agents Act requires an estate agent to disclose to prospective purchasers that a connected person has a personal interest in the sale of a property. ... The Act covers anyone who, in the course of business, is engaged in 'estate agency work'. Please note that the homeowner is a member of the Pocock and Shaw team.

**Tenure** The property is Freehold

**Council Tax** Band C **EPC** C (72/85)

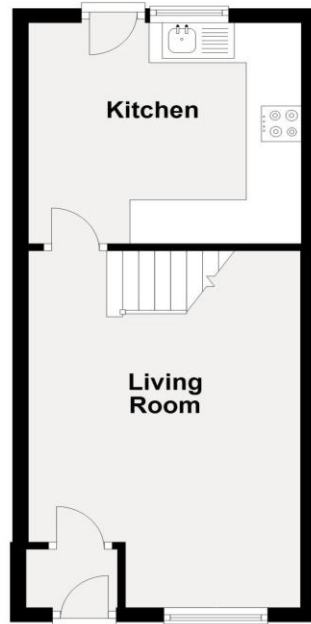
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**Ref** JVD-4660s





**Ground Floor**  
Approx. 28.2 sq. metres (303.4 sq. feet)



**First Floor**  
Approx. 43.5 sq. metres (468.5 sq. feet)



**Total area: approx. 71.7 sq. metres (771.8 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of this floor plan, all details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, if shown, have not been tested and no guarantee as to their operability or efficiency can be given.



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. All measurements are approximate. (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.