



**Stour Green, Ely, Cambridgeshire CB6 2XH**

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## Stour Green, Ely, Cambridgeshire CB6 2XH

A well-presented three bedroom end of terrace home situated on the much sought after Stour Green development close to local schooling and the Isle of Ely Leisure Park.

- Entrance Lobby
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Downstairs Cloakroom
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Off Road Parking & Garage
- Rear Landscaped Garden

**Guide Price: £329,950**





**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 LOBBY** with door leading to:-

**SITTING ROOM** 18'1" x 11'2" (5.50 m x 3.40 m) with double glazed window to front aspect, coal effect gas fire with surround, staircase rising to first floor with useful understairs storage cupboard, radiator.

**KITCHEN/DINING ROOM** 13'10" x 9'5" (4.22 m x 2.88 m) Recently fitted with an attractive range of wall and base units with work surfaces over and inset Blanco sink unit with mixer taps over. Four ring gas hob, built-in oven and extractor canopy over. space for fridge freezer, built-in washing machine and slimline dishwasher. Gas boiler (new July 2023) serving the central heating and hot water systems. Vinyl flooring, radiator, sliding doors leading to:-

**CONSERVATORY** 15'7" x 9'0" (4.75 m x 2.75 m) Of double glazed construction with windows and bi-fold doors opening to rear garden. Personal tilt and turn door to driveway.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator and laminate flooring.

**FIRST FLOOR LANDING**

**BEDROOM ONE** 10'4" x 8'10" (3.15 m x 2.70 m) with double glazed window to front aspect. Built-in double wardrobe with overhead storage and hanging space.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising wash hand basin, double shower cubicle and tiled splashbacks. Vinyl flooring.

**BEDROOM TWO** 11'8" x 7'9" (3.55 m x 2.35 m) with double glazed window to rear aspect. Radiator, built-in double wardrobe with overhead storage and hanging space.

**BEDROOM THREE** 7'3" x 5'11" (2.20 m x 1.80 m) with double glazed window to rear aspect. Double wardrobe with overhead storage and hanging space. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath. Tiled splashbacks, opaque double glazed window to side aspect, vinyl flooring.

**EXTERIOR** Front gravelled garden with adjacent driveway providing off road parking which in turn leads to the single **GARAGE** with up and over door, power and lighting. The rear garden has been hard landscaped to create a low maintenance lifestyle. There is a patio area and artificial grass covered by a gazebo with further storage space behind the garden, ideal for a play area.

<b>Tenure</b>	The property is Freehold		
<b>Council Tax</b>	Band C	<b>EPC</b>	C (76/89)
<b>Viewing</b>	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a> <a href="http://www.pocock.co.uk">www.pocock.co.uk</a>		
<b>Ref</b>	MJW/7038		







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.