



West Fen Road, Ely, Cambridgeshire CB6 3AA

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An established semi-detached property offering, three bedrooms, two reception rooms, kitchen, utility room, wet room, gardens and driveway. No upward chain.

- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen & Utility Room
- Three Bedrooms
- Wet Room
- Front & Rear Gardens
- Driveway Parking
- No Upward Chain

Guide Price: £355,000



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 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, staircase rising to first floor.

DINING ROOM 14'3" x 10'0" (4.35 m x 3.05 m) with window to rear aspect and radiator.

SITTING ROOM 13'11" x 11'11" (4.25 m x 3.62 m) window to rear aspect and radiator.

KITCHEN 9'10" x 8'11" (2.99 m x 2.71 m) with single sink and drainer, range of matching units, window to front aspect.

UTILITY ROOM 11'1" x 7'7" (3.37 m x 2.32 m) with plumbing for utilities, door to side passageway.

FIRST FLOOR LANDING

BEDROOM ONE 13'6" x 11'11" (4.11 m x 3.64 m) with window to rear aspect, storage cupboard, radiator.

BEDROOM TWO 12'0" x 10'10" (3.66 m x 3.30 m) with window to rear aspect, storage cupboard, radiator.

BEDROOM THREE 10'0" x 8'11" (3.04 m x 2.72 m) with window to front aspect, storage cupboard, radiator.

WET ROOM with shower, low level WC, wash hand basin, heated towel rail, window to side aspect, cupboard with radiator.

EXTERIOR Outside store. The rear offers driveway and freestanding garage, garden comprising of lawn and established hedging.

Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7175





Total area: approx. 106.3 sq. metres (1144.5 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. 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.