



Tennyson Place, Ely, Cambridgeshire CB6 3WF

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An immaculately presented detached family home forming part of a popular residential development offering three bedrooms, lounge, open plan kitchen / family room, conservatory, driveway, garage and enclosed garden.

- Detached Family Home
- Entrance Hall & Cloakroom
- Living Room
- Open Plan Kitchen/Dining Room
- Family Room
- Three Bedrooms
- Family Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden

Guide Price: £425,000



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL with entrance door to front aspect, staircase rising to first floor, radiator.

CLOAKROOM with low-level WC and wash hand basin.

LIVING ROOM 14'8" x 11'0" (4.46 m x 3.36 m) Triple aspect room with two double glazed windows to two side aspects.

OPEN PLAN KITCHEN/DINING ROOM 17'10" x 10'7" (5.43 m x 3.22 m) Fitted with a range of matching units including wall mounted units, base units and drawers, extended breakfast bar, inset one and a quarter stainless steel sink unit and drainer, electric oven, hob and extractor above. Integrated fridge freezer, door leading into rear garden, double glazed window to rear aspect and opening through to family room.

FAMILY ROOM 13'1" x 9'7" (3.98 m x 2.93 m) with radiator, double glazed French doors opening to rear garden.

FIRST FLOOR LANDING with built-in storage.

BEDROOM ONE 14'5" x 9'2" (4.40 m x 2.80 m) Triple aspect room with two double glazed windows to rear and one to side aspects. Fitted built-in wardrobes, radiator.

BEDROOM TWO 11'2" x 10'3" (3.41 m x 3.12 m) Double aspect room with double glazed windows to two side aspects. Radiator.

BEDROOM THREE 8'7" x 8'1" (2.61 m x 2.47 m) with double glazed window to rear aspect. Radiator.

BATHROOM with suite comprising bath with shower above, low-level WC, vanity unit with inset wash hand basin and double glazed window to front aspect.

EXTERIOR To the front of the property you will find a driveway leading to a single garage and providing off-road vehicle parking. Gated access leads to the fully enclosed brick walled garden which is predominantly laid to lawn with paved patio

GARAGE 17'5" x 8'9" (5.30 m x 2.66 m)

Tenure	The property is Freehold		
Council Tax	Band C	EPC	C (75/80)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
Ref	CWH-7260		





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.