



Felton Way, Ely, Cambridgeshire CB6 1EB

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An established semi-detached property that has been updated and improved throughout and is conveniently situated within a cul-de-sac location. Offering three bedrooms, shower room, cloakroom, lounge, kitchen/diner, enclosed rear garden and garage.

- ENTRANCE HALL
- CLOAKROOM
- LOUNGE
- OPEN PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS
- SHOWER ROOM
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY OFF ROAD PARKING

Guide Price: £325,000



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 radiator.

CLOAKROOM with low-level WC wash handbasin, radiator double glaze window to side aspect,

LOUNGE 14'11" x 14'1" (4.55 m x 4.29 m) With double glazed window to front aspect with bespoke fitted shutters, radiator, stairs to first floor.

OPEN KITCHEN/DINING ROOM 15'0" x 9'7" (4.56 m x 2.91 m) With circular sink and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, fitted double electric oven, four ring hob, extractor hood above, integral fridge freezer, pull-out cupboard, dishwasher and washing machine. Double glazed window to rear aspect, French doors with bespoke fitted shutters, radiator.

FIRST FLOOR LANDING With loft access and cupboard housing gas boiler.

BEDROOM ONE 10'8" x 10'2" (3.24 m x 3.11 m) Fitted built in wardrobe, double glaze window to front aspect with bespoke fitted shutters, radiator.

BEDROOM TWO 9'7" x 8'2" (2.91 m x 2.50 m) Fitted built-in wardrobes, radiator double glazed window to rear aspect.

BEDROOM THREE 7'9" x 6'5" (2.37 m x 1.96 m) Double glazed window to front aspect with bespoke fitted shutters, radiator.

SHOWER ROOM Comprising double shower cubicle with glass shower screen, wash hand basin, low level WC, heated towel rail.

EXTERIOR The property benefits from single garage and driveway providing off-road vehicle parking, gated access leads to fully enclosed garden which is the lawned and paved with timber shed with power.

Tenure The property is Freehold

Council Tax Band B

EPC TBC

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Ref CWH/7100





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.