



Wissey Way, Ely, Cambridgeshire CB6 2WW

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A particularly well appointed three bedroom end of terrace family home situated on an established development just around the corner from the Lantern School and Ely College.

- Superb Open Plan Living Room / Kitchen
- Downstairs Cloakroom
- Three Bedrooms (Principal Bedroom with En-Suite)
- Family Bathroom
- Double Glazing & Central Heating
- Garage & Off Road Parking
- Enclosed Rear Garden

Guide Price: £334,950



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 HALL with entrance door to front, oak flooring extending through to the sitting room. Door to:-

CLOAKROOM Fitted with a two piece suite in white comprising low level WC and pedestal wash hand basin with half tiled walls.

OPEN PLAN LIVING ROOM / KITCHEN AREA 27'5" x 10'2" (8.36m x 3.10m) in living area extending to 13' 9" (4.19m) in kitchen area.

LIVING AREA

Entrance door with glazed insets. Double glazed window to front. Oak flooring extends throughout the whole of the ground floor. There is also attractive feature panelling to one wall, two radiators and door to the cloakroom with concealed access to the staircase which rises to the first floor.

KITCHEN AREA

With double glazed window to rear and door to garden. Fitted with an attractive range of contemporary white high gloss wall and base units with drawers, roll edge work services and tiled splashbacks. Built-in Bosch electric oven/grill with stainless steel four ring gas hob over, stainless steel splashback panel and extractor fan over. Plumbing and space for both washing machine and dishwasher. Radiator.

FIRST FLOOR LANDING with wood effect flooring, hatch to roof space.

BEDROOM ONE 10'6" x 8'10" (3.20 m x 2.70 m) with double glazed window to front. Radiator and door to:-

EN-SUITE SHOWER ROOM with double glazed window to front. Fitted with a three piece suite comprising corner shower cubicle, low level WC and vanity unit with inset wash hand basin. Tiled surrounds, radiator.

BEDROOM TWO 11'10" x 7'10" (3.60 m x 2.40 m) with double glazed window to front. Built-in double wardrobe with overhead storage and hanging space. Radiator.

FAMILY BATHROOM with double glazed window to side. Fitted with a three piece suite in white comprising panel enclosed bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin with tiled surrounds. Extractor fan, wood effect laminate flooring and radiator.

BEDROOM THREE 8'6" x 5'11" (2.60 m x 1.80 m) with double glazed window to rear. Wood effect flooring, built-in cupboard, radiator.

EXTERIOR Designed with low maintenance in mind, there is a rear garden which consists of a paved patio from the house, beyond which there is artificial turf and gravel border. The garden is also walled to two sides and timber panel fencing to one, rear gated access leads to the parking area and garage.

GARAGE EN-BLOC of brick and tile construction with up and over door.

Tenure The property is Freehold

Council Tax Band B **EPC** D (66/86)

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