



**Henley Way, Ely, Cambridgeshire CB7 4YJ**

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## Henley Way, Ely, Cambridgeshire CB7 4YJ

A well-appointed semi-detached two double bedroom property within a cul-de-sac location of this popular mature development and an ideal first time purchase.

- Entrance Hall
- Sitting Room
- Kitchen/Diner
- Two Double Bedrooms
- Bathroom
- Recently Fitted Gas Boiler (Under Warranty)
- Generous Rear Garden
- Driveway & Garage

**Guide Price: £290,000**



**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 and staircase rising to the first floor.

**SITTING ROOM** 13'10" x 12'8" (4.22 m x 3.86 m) with double glazed bay window to front aspect. Radiator.

**KITCHEN/DINER** 12'7" x 9'3" (3.83 m x 2.83 m) with stainless steel sink unit and drainer. Fitted with a range of matching units including wall mounted units, base units and drawers. Fitted electric oven, hob and extractor above, plumbing for utilities, space for freestanding fridge freezer, double glazed window to rear aspect and door to rear garden.

## FIRST FLOOR LANDING

**BEDROOM ONE** 12'8" x 8'6" (3.86 m x 2.59 m) with double glazed window to rear aspect. Radiator.

**BEDROOM TWO** 9'7" x 8'0" (2.91 m x 2.45 m) with double glazed window to front aspect, radiator and built-in storage cupboard.

**BATHROOM** Updated with panel bath and shower above, low-level WC, wash hand basin, double glazed window to side.

**EXTERIOR** To the left-hand side is a driveway, which in turn leads to the single garage, and provides off-road vehicle parking. The rear fully enclosed rear garden is predominantly laid to lawn with a paved patio and flower beds with a range of plants.

**Tenure** The property is Freehold

**Council Tax** Band B **EPC** C (71/87)

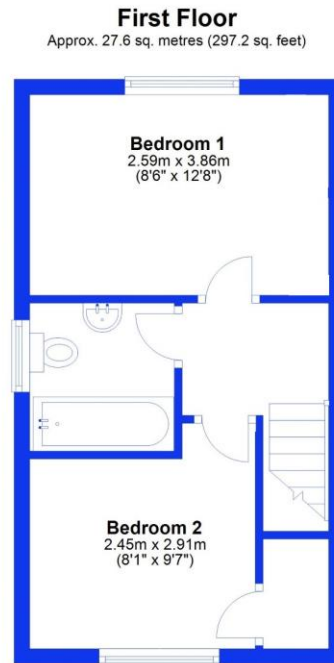
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**Ref** CWH-7173





Total area: approx. 55.3 sq. metres (595.5 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.