



The Chase, Ely, Cambridgeshire CB6 3DR

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A two bedroom detached bungalow situated in an established development just a short walk from the City centre. No upward chain.

- Side Entrance Door
- Fitted Kitchen
- Sitting Room
- Garden Room/Conservatory
- Two Bedrooms
- Bathroom
- Rear Enclosed Garden
- No Upward Chain

Guide Price: £320,000



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.

KITCHEN 12'4" x 6'7" (3.75 m x 2.00 m) with side entrance door and double glazed window to front. Fitted with a range of base and wall units with work surfaces over, single drainer sink unit, tiled splashbacks, space for cooker with extractor canopy over, space for fridge, plumbing for washing machine, tiled flooring and door to:-

SITTING ROOM 15'5" x 12'8" (4.70 m x 3.85 m) with double glazed bay window to front. Two radiators, coal effect gas fire with surround, door to:-

INNER HALL with access to loft, airing cupboard housing water cylinder and slatted shelves.

BEDROOM ONE 13'1" x 9'6" (4.00 m x 2.90 m) with double glazed window to rear. Radiator.

BEDROOM TWO 10'4" x 9'8" (3.15 m x 2.95 m) with double glazed patio doors opening to conservatory. Radiator.

GARDEN ROOM/CONSERVATORY 18'1" x 9'6" (5.50 m x 2.90 m) with polycarbonate room double glazed windows to rear and double glazed patio doors opening to rear garden. Power and lighting, ceramic tiled floor.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate electric shower over, tiled splashbacks, shaver point, opaque double glazed window to side, vinyl flooring and radiator.

EXTERIOR 16'7" x 7'3" (5.05 m x 2.20 m) To the front is a large driveway leading to the off road parking to the side of the property and in turn leads to the garage 16'7" x 7'3" (5.05m x 2.20m) with up an over door, power and lighting.

The fully enclosed rear garden offers an excellent level of privacy and is mainly laid to lawn with a patio area directly from the property.

Tenure The property is Freehold

Council Tax Band C **EPC** D (61/82)

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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.