



Meadow Way, Ely, Cambridgeshire CB6 3EX

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Meadow Way, Ely, Cambridgeshire, CB6 3EX

A modern property, benefiting with the advantage of no upward chain, situated within a popular cul-de-sac location a little over a mile from the City centre and offering three bedrooms, two reception rooms, driveway, garage and enclosed rear garden.

- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- No Upward Chain

Guide Price: £375,000



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.

DOWNSTAIRS CLOAKROOM with a two piece suite comprising low level WC and wash hand basin.

LOUNGE with double glazed French doors to rear garden and opening through to:-

DINING ROOM with double glazed window to front aspect.

KITCHEN with single drainer sink unit, fitted with a range of matching units including wall mounted units, base units and drawers, electric oven, four ring hob with extractor above, space for freestanding fridge freezer and double glazed window to rear aspect.

FIRST FLOOR LANDING with airing cupboard housing hot water cylinder.

BEDROOM ONE with double glazed window to rear aspect, built-in wardrobe, radiator.

En-Suite with shower cubicle, low-level WC, wash hand basin and window to front aspect.

BEDROOM TWO with double glazed window to rear aspect.

BEDROOM THREE with double glazed window to front aspect.

BATHROOM Suite comprising panel bath with shower attachment, separate shower cubicle, low-level WC and wash hand basin. Double glazed window to side aspect.

EXTERIOR The property benefits from a carport leading to the single garage providing off-road vehicle parking. Gated access leads to a fully enclosed garden which is predominantly lawn with a paved patio.

Tenure The property is Freehold

Council Tax Band C

EPC Ordered

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Ref PEO-7203





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.