



Laurel Close, Mepal, Ely, Cambs, CB6 2BN

Village Location - Mid-Terraced House - 3 Bedrooms - Lounge/Diner - Kitchen & Conservatory/Utility - Bathroom -
Enclosed Rear Garden - Garage & Off Road Parking - Property Benefits From Gas Central Heating - Call To View
(01354) 696700

£200,000



Ground Floor

Porch
Door to:

Lounge/Diner
7.16m (23'4") x 4.16m (13'6") max
Double glazed window to rear,
double glazed window to front, two
radiators and laminate flooring.

Kitchen
3.37m (11") x 1.84m (6')
Fitted with a matching range of
base and eye level units with
worktop space over, composite
sink with tiled splashbacks,
integrated dishwasher, space for
fridge/freezer, built-in electric
oven, built-in electric hob with
extractor hood over, double glazed
window to rear and laminate
flooring.

Conservatory/Utility
4.11m (13'4") x 1.61m (5'2")
Plumbing for washing machine,
space for tumble dryer, window to
rear, tiled flooring, and door
leading to the garden.

First Floor

Landing
Door to;

Bedroom 1
4.17m (13'6") x 2.32m (7'6")
Double glazed window to front,
radiator and fitted carpet.

Bedroom 2
2.72m (8'9") x 1.93m (6'3")
Double glazed window to rear,
radiator and fitted carpet.

Bedroom 3
2.75m (9') max x 2.16m (7")
Double glazed window to rear,
radiator and fitted carpet.

Bathroom
Fitted with three-piece suite
comprising p-shaped bath with
shower head over, wash hand
basin and WC, tiled surround,
heated towel rail and tiled flooring.

Garage

Installed with an up and over door
and connected with power and
lighting.

Outside

The property benefits from an
enclosed rear garden comprising,
patio, planted shrubs and trees
and access to the garage.

EPC- C



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.