



Gunning Road, Ely, Cambridgeshire CB7 4RT

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Gunning Road, Ely, Cambridgeshire CB7 4RT

A particularly spacious and well-appointed three double bedroom, two bathroom, property backing onto open countryside in this popular City location.

- Spacious Entrance Hall & Cloakroom
- Superb Open Plan Living Room
- Kitchen
- Utility Room
- Three Double Bedrooms (One with Refitted En-Suite)
- Refitted Bathroom
- Enclosed Rear Garden
- Three Parking Spaces

Guide Price: £365,000



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.

SPACIOUS ENTRANCE HALL with entrance door, laminate wood flooring which extends throughout the entire ground floor, staircase rising to first floor, radiator, built-in double cloaks cupboard with hanging rail and shelf, additional walk-in understairs cupboard. Opening to living room and door to:-

CLOAKROOM Contemporary suite comprising low level WC, vanity unit with inset wash hand basin and tiled splashbacks. Double glazed window, radiator and extractor fan.

SUPERB OPEN PLAN LIVING ROOM 17'6" x 13'5" (5.33m x 4.09m) Dual aspect room with double glazed window to front and double glazed sliding patio doors to rear garden. Two radiators and archway through to:-

KITCHEN 11'1" x 9'6" (3.38 m x 2.90 m) with double glazed window to rear and door to garden with double glazed insets. Fitted with a matching range of natural finish wall and base units with drawers and roll edge work surfaces over with tiled splashbacks. Inset double bowl stainless steel sink unit with mixer tap. Cooker recess with fitted extractor hood over, plumbing and space for dishwasher also for American style fridge freezer (subject to measurements).

UTILITY ROOM 7'0" x 4'7" (2.13 m x 1.40 m) with double glazed window to front, plumbing for washing machine.

FIRST FLOOR LANDING with hatch to roof space and door through to:-

PRINCIPAL BEDROOM ONE 12'10" x 10'3" (3.90 m x 3.13 m) plus dressing area. Built-in double wardrobe with sliding doors, radiator and useful overstairs cupboard. Door to:-

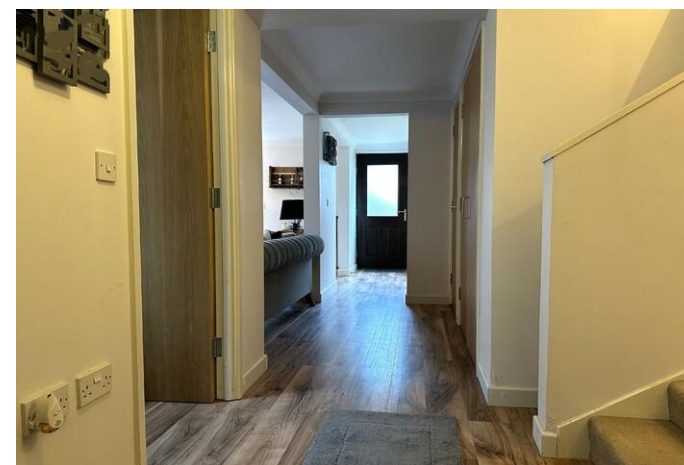
EN-SUITE SHOWER ROOM Refitted suite in white comprising WC, pedestal wash hand basin with mixer tap and tiled shower cubicle with 6" circular drencher and separate hand shower attachment. Wood effect flooring, towel rail/radiator in a chrome finish. Extractor fan, downlighters to ceiling.

BEDROOM TWO 16'0" x 6'9" (4.88 m x 2.07 m) with two double glazed windows to rear overlooking the garden and open countryside beyond. Radiator.

BEDROOM THREE 10'10" x 10'8" (3.30 m x 3.24 m) with double glazed window to front. Radiator.

BATHROOM with double glazed window to rear. Refitted suite in white comprising pedestal wash hand basin with mixer tap, close coupled WC and panel enclosed bath with mixer tap and 6" square drencher head over and separate hand shower attachment. Chrome towel rail/radiator, wood effect flooring, fully tiled surrounds and built-in storage cupboard with shelving. Shaver point, downlighters to ceiling, extractor fan.

EXTERIOR The property is set back from the road behind a frontage where there are two block paved parking spaces and one further on street numbered space. In addition is a garden area which is laid to lawn. The rear garden is a particular feature of the property. Backing onto open countryside, there is a paved terrace from the house beyond which are three areas of lawn, a brick built barbecue area, base for shed and a mature apple tree. Close boarded timber fencing.





Tenure The property is Freehold

Council Tax Band A

EPC C (76/86)

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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.