



Henley Way, Ely, Cambridgeshire CB7 4YH

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Henley Way, Ely, Cambridgeshire CB7 4YH

A charming and well-presented three bedroom detached family home situated in a small cul-de-sac within walking distance to the City centre.

- Detached Family Home
- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen / Dining Room
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Front & Rear Gardens
- Tandem Driveway Parking
- Single Garage
- Quiet Cul-De-Sac Location

Guide Price: £369,950



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 staircase rising to first floor, radiator, wall mounted fuse box, welcome mat.

SITTING ROOM 14'9" x 12'0" (4.50 m x 3.65 m) with double glazed window overlooking the front, radiator, door to:-

KITCHEN/DINING ROOM 15'0" x 9'9" (4.58 m x 2.97 m) with double glazed window and sliding patio doors to rear. Fitted with an attractive range of wall and base units with wood work surfaces over, inset butler sink unit with mixer tap and tiled splashbacks. Inset range style cooker, wall mounted Vaillant gas boiler serving the central heating and hot water systems, built-in dishwasher and washing machine, space for fridge, ceramic tiled flooring. Dining area with radiator.

DOWNSTAIRS CLOAKROOM with double glazed window to front. Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splash back. Radiator, vinyl flooring.

FIRST FLOOR LANDING with double glazed window to side, built-in airing cupboard housing water cylinder.

BEDROOM ONE 9'10" x 9'2" (3.00 m x 2.80 m) with double glazed window to front. Radiator, fitted double wardrobe with overhead storage and hanging space. Door to:-

EN-SUITE SHOWER ROOM Fitted with an attractive three piece suite comprising low level WC, vanity unit with inset wash hand basin and single shower cubicle. Heated towel rail, shaver point, double glazed window to front and ceramic tiled flooring.

BEDROOM TWO 8'8" x 8'5" (2.64 m x 2.56 m) with double glazed window to rear. Radiator.

BEDROOM THREE 9'6" x 6'4" (2.90 m x 1.92 m) with double glazed window to rear. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with mixer taps and tiled splash backs. Double glazed window to side, extractor fan, radiator, vinyl flooring.

EXTERIOR To the front the property has been hard landscaped with a variety of plants and shrubs. Adjacent driveway providing tandem off road parking which in turn leads to the garage. The rear garden offers an excellent level of privacy and is enclosed by wood panel fencing with established plant and shrub borders. Pathway to side access to the garage and raised decking area, ideal for an outside office or gym.

SINGLE GARAGE with up and over door, power and lighting. Personal door to side leading to the garden and further patio doors opening to decking.

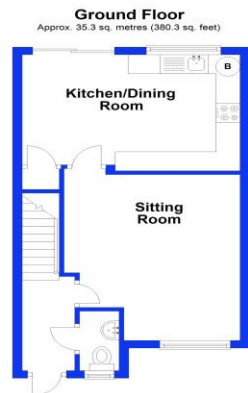
Tenure The property is Freehold

Council Tax Band C **EPC** C (72/85)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6891





Total area: approx. 69.1 sq. metres (743.7 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. (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.