



Stour Green, Ely, Cambridgeshire CB6 2WX

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An immaculate three bedroom, two bathroom, property which lies in an appealing courtyard style setting just off the green, a little over a mile from the City centre and within close proximity of all local schooling.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage

Guide Price: £350,000



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 Entrance door with fan light above, radiator, wood effect flooring, door to:-

CLOAKROOM with wood effect flooring. White suite comprising close coupled WC and wash hand basin with mosaic effect tiled splashbacks. Wall mounted towel rail/radiator. Downlighters and extractor to ceiling.

SITTING ROOM 15'7" x 13'5" (4.75 m x 4.10 m) with double glazed window to front. Staircase rising to first floor with useful cupboard under. Radiator.

KITCHEN/DINING ROOM 17'9" x 9'1" (5.40 m x 2.78 m) with double glazed window to rear and double glazed double French doors to the rear garden.

KITCHEN AREA is comprehensively fitted with a matching range of wall and base units with drawers, roll edge work surfaces over with tiled splashbacks and inset single drainer sink unit with off set mixer tap. Built-in appliances include a Neff microwave oven/grill with further Siemens double oven/grill, four ring gas hob and extractor fan over. Integrated dishwasher, fridge and freezer. Cupboard housing wall mounted gas boiler serving the central heating and hot water systems with digital clock and programmer. Ceramic tiled flooring.

FIRST FLOOR LANDING with hatch to roof space which is boarded with loft ladder fitted. Built-in cupboard housing hot water cylinder with two linen shelves above.

PRINCIPAL BEDROOM 12'4" x 8'9" (3.76 m x 2.67 m) to wardrobes, plus door recess. Double glazed window to rear, radiator, fitted furniture to one wall comprising three double wardrobes (one part mirrored) and door to:-

EN-SUITE SHOWER ROOM White suite comprising tiled shower cubicle, vanity unit with inset wash hand basin with mixer tap and close coupled WC. Tiled surrounds and ceramic tiled flooring, wall mounted towel rail/radiator. Shaver point.

BEDROOM TWO 10'8" x 9'3" (3.26 m x 2.83 m) with double glazed window to front. Radiator.

BEDROOM THREE 9'4" x 6'11" (2.85 m x 2.10 m) with double glazed window to rear. Radiator.

BATHROOM with double glazed window to front. Suite comprising panel enclosed bath with mixer tap and hand shower attachment, low level WC and vanity unit with inset wash hand basin with mixer tap. Wall mounted chrome finished towel rail/radiator and extractor fan. Ceramic tiled flooring, shaver point.

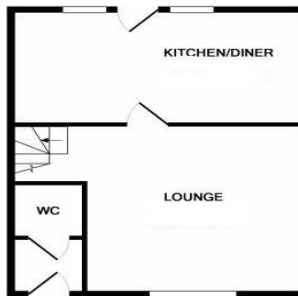
EXTERIOR The property is set within a small square off Stour Green consisting of just 9 or so properties overlooking a pleasant green area. There is a driveway which leads to a garage with up and over door and a front garden which is predominantly laid to lawn. The rear garden consists of a full width patio beyond which it is predominantly laid to lawn.

Tenure The property is Freehold
Council Tax Band C **EPC** To follow

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Ref MJW/6977





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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.