



**Felton Way, Ely, Cambridgeshire CB6 1EB**

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## Felton Way, Ely, Cambridgeshire, CB6 1EB

A well-presented two bedroom semi-detached home situated in an established cul-de-sac position and offered for sale with the benefit of no upward chain.

- Entrance Porch
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden
- No Upward Chain

**Guide Price: £230,000**



**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 PORCH** with double glazed entrance door and window to front aspect, laminate flooring, radiator.

**LOUNGE/DINING ROOM** 14'3" x 12'2" (4.35 m x 3.72 m) with double glazed window to front aspect, staircase rising to first floor and useful understairs storage cupboard, laminate flooring, radiator, door to:-

**KITCHEN** 12'1" x 6'11" (3.69 m x 2.12 m) with double glazed window and door to rear aspect and double glazed door opening to rear. Fitted with a matching range of wall and base units with work surfaces over, drawers and tiled splashbacks. Inset Single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine, space for electric cooker, space for fridge freezer, laminate flooring, radiator.

**FIRST FLOOR LANDING** with access to loft, radiator.

**BEDROOM ONE** 12'2" x 8'9" (3.70 m x 2.66 m) with double glazed window to front aspect. Radiator.

**BEDROOM TWO** 12'1" x 7'0" (3.69 m x 2.13 m) with double glazed window to rear aspect. Radiator. Built-in storage cupboard housing gas fired boiler.

**BATHROOM** Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment over. Opaque double glazed window to side aspect, shaver point, tiled splashbacks, laminate flooring and radiator.

**EXTERIOR** To the front of the property there is a small, gravelled garden with side access to the off road parking in front of the single GARAGE with up and over door.

The enclosed rear garden has been hard landscaped with raised sleeper beds, a gravelled bed and patio directly from the property. Outside tap.

**Tenure** The property is Freehold

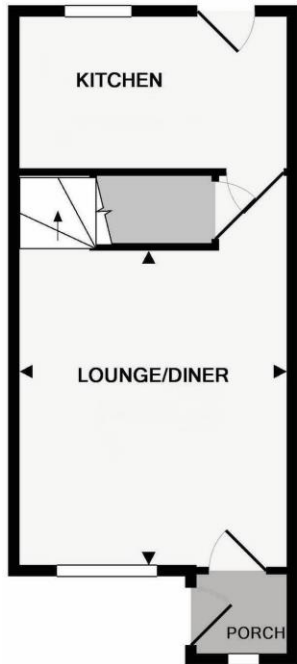
**Council Tax** Band B

**EPC** C (69/86)

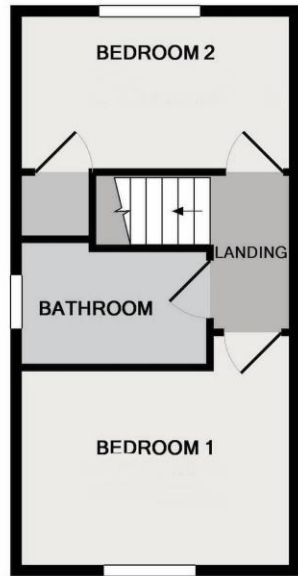
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**Ref** MJW/7028





GROUND FLOOR



1ST FLOOR

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.