



Meadow Way, Ely, Cambridgeshire CB6 3EX

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A well-proportioned three bedroom, two bathroom, property with carport, garage and garden in this sought after development a little over a mile from the City centre.

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- Principal Bedroom with En-Suite
- Two Further Bedrooms
- Bathroom
- Gardens to Front & Rear
- Off Road Parking, Carport & Garage
- No Upward Chain

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.

ENTRANCE HALL Entrance door with glazed insets and separate window to front. Staircase rising to first floor, radiator and door to:-

CLOAKROOM with double glazed window to front. Suite in white comprising close coupled WC and wash hand basin. Half tiled walls and radiator.

SITTING ROOM 13'8" x 13'5" (4.16 m x 4.10 m) with door to dining room, under stairs cupboard, double doors to garden, attractive open fireplace with G-S connection (not tested) with a marble half, matching insets, insects and cream surround. Two radiators.

DINING ROOM 10'8" x 9'8" (3.25 m x 2.95 m) with double glazed window to front. Radiator and door to:-

KITCHEN 10'11" x 9'7" (3.34 m x 2.91 m) Comprehensively fitted with a matching range of wall and base units with drawers, worksurfaces over and tiled splashbacks. Built-in appliances include a double oven/grill with four ring gas hob and extractor hood over all of which are in a stainless steel finish. Double glazed window to rear. Concealed gas boiler serving the central heating and hot water systems.

FIRST FLOOR LANDING with hatch to roof space, double glazed window to front, built-in double airing cupboard with linen shelf and hot water cylinder.

PRINCIPAL BEDROOM ONE 11'10" x 11'9" (3.60 m x 3.58 m) with double glazed window to rear. Fitted furniture to one wall comprising two double wardrobes. Two radiators.

EN-SUITE SHOWER ROOM with double glazed window to front. Suite in white comprising wall mounted wash hand basin, WC and tiled shower cubicle. Shaver point and radiator.

BEDROOM TWO 11'10" x 9'11" (3.60 m x 3.03 m) (plus door recess) with double glazed window to rear. Radiator.

BEDROOM THREE 13'6" x 6'11" (4.12 m x 2.12 m) with double glazed window to front. Radiator.

BATHROOM with double glazed window to rear. Four piece suite comprising panel enclosed bath with mixer tap and hand shower attachment, low WC, wall mounted wash hand basin and separate tiled shower cubicle. Radiator.

EXTERIOR Meadow Way is a very popular development indeed. Close to St John's school and just a little over a mile from the City centre, No. 10 is set back from the road behind a garden with several shrubs. Adjacent to this is a block paved driveway in a herringbone pattern which forms a driveway and carport and in turn leads to the GARAGE with up an over door. The rear garden consists of a paved patio from the property beyond which it is laid to lawn.

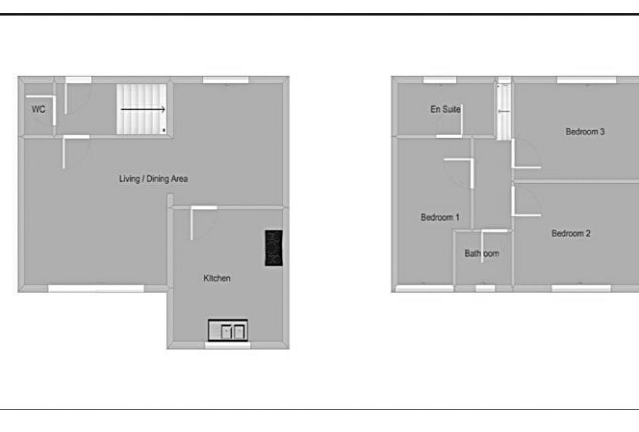
Tenure The property is Freehold

Council Tax Band C **EPC** C (70/83)

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Ref GVD/7091





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.