



Columbine Road, Ely, Cambridgeshire CB6 3WN

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A three bedroom end of terrace modern home situated off a small cul-de-sac on this much sought after development close to several local schools and the Isle of Ely Leisure Village.

- Modern End Terrace Home
- Three Bedrooms
- Kitchen/Dining Room
- Lounge
- Enclosed Rear Garden
- Two Parking Spaces
- Gas Central Heating & Double Glazing

Guide Price: £315,000



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 HAL with door to front aspect, staircase rising to first floor, radiator.

LOUNGE 15'1" x 14'9" (4.60 m x 4.50 m) with double glazed window to front aspect, radiator.

KITCHEN/DINING ROOM 14'9" x 10'1" (4.50 m x 3.07 m) Fitted with a range of matching wall and base units, work surfaces and drawers and 1 & 1/4 bowl sink unit and drainer. Built-in electric oven, gas hob and extractor hood, plumbing for dishwasher, double glazed French doors to rear garden and radiator.

FIRST FLOOR LANDING with airing cupboard housing gas fired central heating boiler, additional built-in cupboard, access to loft.

BEDROOM ONE 12'2" x 8'2" (3.71 m x 2.49 m) with built in double wardrobe, double glazed window to rear aspect, radiator.

BEDROOM TWO 10'11" x 8'5" (3.33 m x 2.57 m) with double glazed window to front aspect, radiator.

BEDROOM THREE 9'1" x 6'5" (2.77 m x 1.96 m) with double glazed window to rear aspect, radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with shower above, double glazed window to front aspect, radiator.

EXTERIOR To the front of the property there is a small enclosed garden. Gated pedestrian access leads alongside the house to the rear garden which is fully enclosed and mainly laid to lawn with a paved patio, together with a timber built storage shed. To the rear of the garden there is a parking area with two allocated spaces.

Tenure The property is Freehold

Council Tax Band B **EPC** C (71/87)

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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.