



Chelmer Way, Ely, Cambridgeshire CB6 2WS

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A modern three-bedroom semi-detached house situated in a popular residential area and close to schools. The property is offered with an en-suite shower to principal bedroom and enclosed courtyard style garden. This property is owned by a member of Pocock & Shaw.

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Courtyard Style Garden
- Garage & Parking

Guide Price: £375,000



(+) 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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 door to front aspect, staircase rising to first floor, wood effect laminate flooring, radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator.

SITTING ROOM 13'9" x 11'9" (4.20 m x 3.57 m) with double glazed bay window to front aspect, double glazed patio doors leading to garden and two radiators.

KITCHEN 8'5" x 7'2" (2.57 m x 2.19 m) with double glazed window to front aspect. Fitted with a matching range of wall and base units with drawers and work surfaces over. Inset 1 & 1/2 bowl single drainer stainless steel sink unit with mixer tap. Space for fridge/freezer and plumbing for dishwasher and washing machine. Ceramic tiled floor.

DINING ROOM 13'9" x 7'9" (4.20 m x 2.37 m) Dual aspect with double glazed windows to front and side. Wood effect laminate flooring, radiator.

FIRST FLOOR LANIDNG with built-in airing cupboard.

PRINCIPAL BEDROOM 10'9" x 9'10" (3.27 m x 2.99 m) with double glazed window overlooking rear garden, radiator, door to:-

EN-SUITE SHOWER ROOM with double glazed window to front aspect, fully tiled double shower cubicle, wash hand basin with built-in storage cupboard below, low level WC and radiator.

BEDROOM TWO 13'9" x 7'9" (4.20 m x 2.36 m) with double glazed windows to front and side aspects. Radiator.

BEDROOM THREE 7'4" x 7'1" (2.24 m x 2.16 m) with double glazed window. Radiator.

FAMILY BATHROOM Suite comprising bath with mixer taps, wash hand basin, low level WC, tiled splashbacks and radiator.

EXTERIOR To the front the garden is gravelled with wrought iron fencing and gated access to front door.

Offering a good level of privacy, the rear garden is enclosed with wood panelling and brick walling. Large terrace and gravelled areas.

GARAGE with up and over door and parking space to the front.

AGENTS NOTE Please be aware that a member of Pocock & Shaw staff has a personal interest in the sale of this property.

Tenure The property is Freehold

Council Tax Band C **EPC** (73/88)



Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref JVD/6789



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.