



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

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## Felton Way, Ely, Cambridgeshire CB6 1EB

A charming three bedroom semi-detached home situated on a highly sought after established development with garage and off road parking. No Upward Chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Parking and Garage
- Enclosed Rear Garden
- No Upward Chain

**Guide Price: £335,000**





**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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

**ENTRANCE HALL** with wall mounted fuse box, radiator.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash handbasin, tiled splashbacks, ceramic tiled flooring and opaque double glazed window to side aspect. Radiator.

**SITTING ROOM** 15'0" x 14'1" (4.58 m x 4.28 m) with double glazed window to front aspect, useful understair storage recess, staircase rising to first floor, radiator and door leading to:-

**KITCHEN/DINING ROOM** 15'0" x 9'5" (4.56 m x 2.87 m) Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset 1 & 1/2 stainless steel sink unit with mixer tap. Four ring gas hob with extractor canopy over, built-in oven and grill, Vaillant gas boiler, plumbing and spaces for washing machine and dishwasher. Space for fridge freezer, ceramic tiled flooring. two double glazed windows to rear and patio door opening to rear. Radiator.

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

**BEDROOM ONE** 8'4" x 7'5" (2.53 m x 2.25 m) with double glazed window to front aspect, laminate flooring and radiator.

**BEDROOM TWO** 9'6" x 8'4" (2.90 m x 2.53 m) with built-in overstairs storage cupboard, radiator.

**BEDROOM THREE** 7'9" x 6'7" (2.35 m x 2.00 m) with double glazed window to front aspect, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower attachment over. Opaque double glazed window to rear, extractor fan, shaver point, radiator, vinyl flooring.

**EXTERIOR** To the front is a lawned garden area with path to front door. The rear garden is mainly laid to lawn with a paved patio area, outside tap and side access to garage

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** C (69/85)

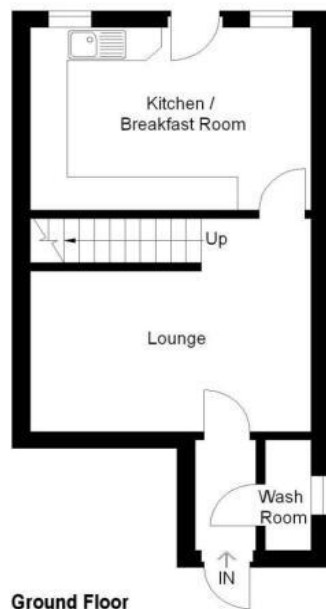
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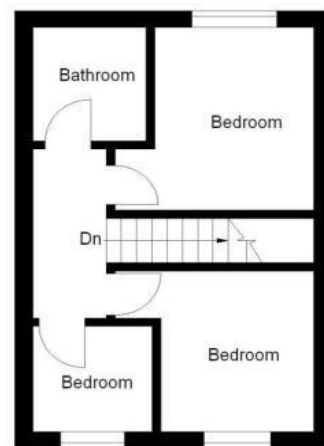




Approximate Gross Internal Area  
72 sq m / 775 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale

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.