



**Laurel Close, Mepal, Ely, Cambridgeshire CB6 2BN**

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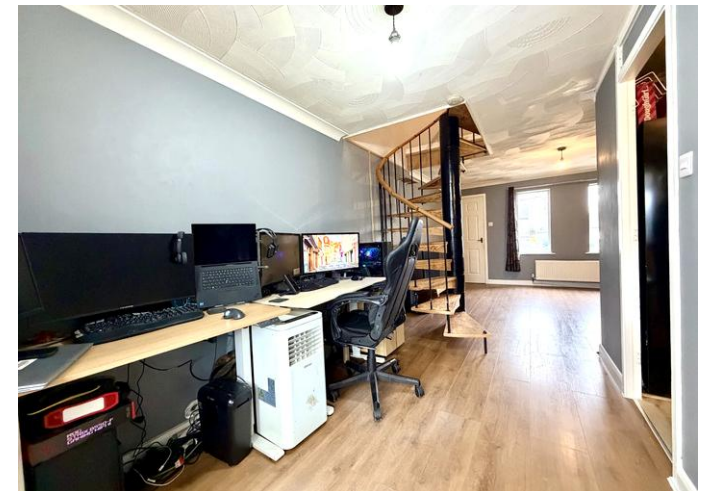


## Laurel Close, Mepal, Ely, Cambridgeshire CB6 2BN

A three bedroom mid terrace home with modern kitchen and bathroom, garage and off road parking to the rear and overlooking Laurel green to the front.

- Mid-Terraced House
- Lounge/Dining Room
- Modern Kitchen
- Conservatory/Utility
- Three Bedrooms
- Modern Bathroom
- Enclosed Rear Garden
- Garage & Off Road Parking
- Village Location

**Guide Price: £200,000**





**MEPAL** is a small, attractive, village which is situated about 8 miles from Ely, 17 miles from Cambridge and 4 miles from Chatteris. There is a primary school and shop/post office in the village.

**ENTRANCE HALL** with door leading to:

**LOUNGE/DINING ROOM** 23'6" x 13'8" (7.16 m x 4.16 m) with double glazed window to front aspect. Spiral staircase rising to first floor, laminate flooring and two radiators.

**KITCHEN** 11'1" x 6'0" (3.37 m x 1.84 m) Fitted with a range of matching wall and base units with worktop space over, tiled splash backs and composite sink. Integrated dishwasher, space for a fridge/freezer, build-in electric oven and hob with extractor hood over. Double glazed window to rear aspect. Laminate flooring.

**CONSERVATORY/UTILITY** 13'6" x 5'3" (4.11 m x 1.61 m) with window to rear and door leading to the garden. Plumbing for washing machine and space for tumble dryer. Tiled flooring.

**FIRST FLOOR LANDING** Door leading to:

**PRINCIPAL BEDROOM** 13'8" x 7'7" (4.17 m x 2.32 m) with double glazed window to front aspect and radiator.

**BEDROOM TWO** 8'11" x 6'4" (2.72 m x 1.93 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 9'0" x 7'1" (2.75 m x 2.16 m) with double glazed window to rear. Radiator.

**BATHROOM** Fitted with a three-piece suite comprising a 'p' shaped bath with shower head over, wash hand basin and WC. Heated towel rail and tiled flooring.

**GARAGE** with an up and over door and power and light connected.

**EXTERIOR** The property boasts an enclosed rear garden comprising patio, planted shrubs and trees with direct access to the garage.

**Tenure** The property is Freehold

**Council Tax** Band B

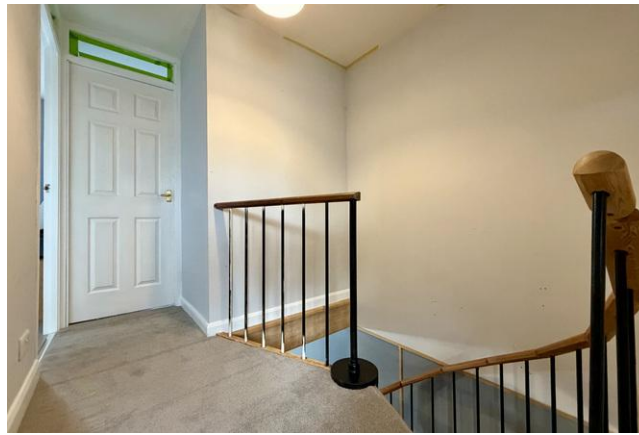
**EPC** C (73/86)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091

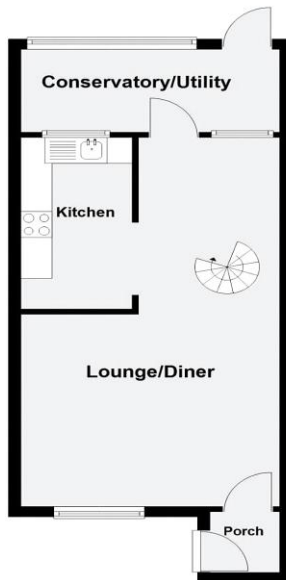
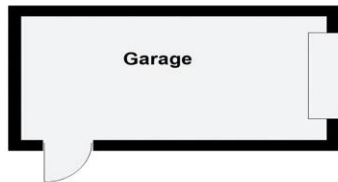
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
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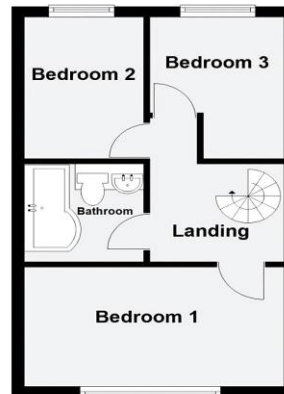




**Ground Floor**



**First 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.