



Hérons Close, Ely, Cambridgeshire CB6 3EF

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A beautifully presented and renovated three bedroom semi-detached house with potential to extend (STP) and situated on a popular established development close to Ely Leisure Park.

- Renovated Semi-Detached House
- Sitting Room
- Kitchen / Breakfast Room
- Garden Room / Dining Room
- Three Bedrooms
- Family Bathroom
- Mature Gardens to Front & Rear
- Driveway Parking & Garage
- Potential To Extend (STP)

Guide Price: £345,000



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 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 LOBBY with double glazed windows and door to front, vinyl flooring, glass panel door opening to:-

SITTING ROOM 16'1" x 12'10" (4.90 m x 3.90 m) with double glazed window overlooking front garden, staircase rising to first floor with useful storage recess under, built in gas coal effect fire with attractive surround, radiator, two glass doors opening to:-

KITCHEN/BREAKFAST ROOM 16'1" x 10'2" (4.90 m x 3.10 m) with double glazed window and double glazed patio doors to rear terrace. Fitted with an attractive white high gloss wall and base units with wood effect worksurfaces over, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap, four ring gas hob with stainless steel extractor canopy over, built-in single oven with space for further oven or microwave, space for fridge freezer, built-in double cupboard, laminate flooring, door leading to:-

GARDEN ROOM / DINING ROOM 14'9" x 8'6" (4.50 m x 2.60 m) with double glazed patio doors opening to rear and double glazed windows to rear. Polycarbonate roof, opaque double glazed windows to side, radiator, laminate flooring, door opening to garage.

FIRST FLOOR LANDING with access to loft which is part boarded with loft ladder, radiator, built-in airing cupboard housing gas boiler serving central heating and hot water systems and slatted shelves.

BEDROOM ONE 12'6" x 9'10" (3.80 m x 3.00 m) with double glazed window to front, radiator.

BEDROOM TWO 11'6" x 8'10" (3.50 m x 2.70 m) maximum. Double glazed window to rear, radiator.

BEDROOM THREE 6'11" x 5'11" (2.10 m x 1.80 m) with double glazed window to front, radiator, built-in over stair storage cupboard with slatted shelves.

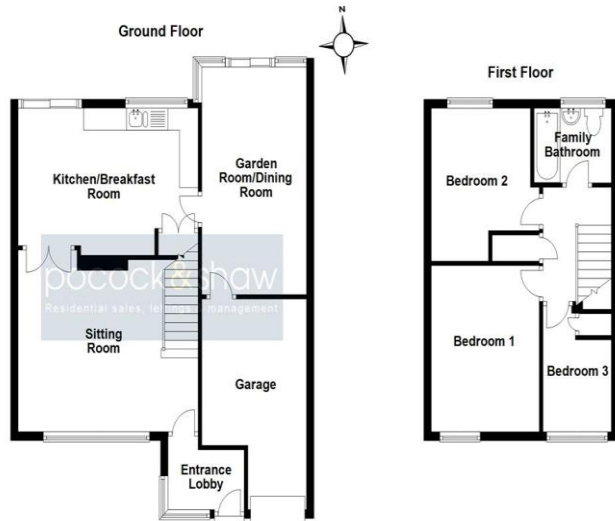
FAMILY BATHROOM Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and bath with separate thermostatic bar shower over. Opaque double glazed window to rear, heated towel rail, vinyl flooring.

EXTERIOR To the front is a lovely landscaped garden with mature plant & shrub borders, gravel bed, pathway to front door and adjacent driveway providing off road parking for several vehicles which in turn leads to the garage.

GARAGE 17'1" x 11'2" (5.20 m x 3.40 m) maximum. Single up and over door, power and lighting, door to garden room.

REAR GARDEN Fully enclosed by wood panel fencing and predominantly laid to lawn with a variety of mature plant and shrub borders. Patio area, external power point and outside tap.





Whilst every attempt has been made to ensure the accuracy of this floor plan, all details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, if shown, have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Tenure - The property is freehold
Council Tax - Band C **EPC** - D (63/79)
VIEWINGS - By Arrangement with Pocock & Shaw
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REF GVD/6073

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.