



Abbots Way, Ely, Cambridgeshire CB6 3AJ

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A well-proportioned three bedroom terraced home presenting an exciting opportunity for modernisation, situated overlooking a pleasant amenity green and offered to the market with no upward chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen / Dining Room
- Three Bedrooms & Bathroom
- Front & Rear Gardens
- Overlooking Amenity Green to Front
- No Upward Chain

Guide Price: £235,000



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 staircase rising to first floor, electric radiator, built-in cupboard with shelves over, understairs cupboard, further cupboard with two linen shelves. Door to:-

CLOAKROOM With corner wash handbasin and WC. Window to front.

SITTING ROOM 14'8" x 11'4" (4.47 m x 3.46 m) extending in part to 4.48m. With double glazed bay window to front overlooking the garden and amenity green beyond. Electric radiator.

KITCHEN/DINING ROOM 17'9" x 11'5" (5.41 m x 3.47 m) With window to rear. Wall and base units with drawers and work surfaces over, 1 & 1/3 bowl single drainer stainless steel sink unit, cooker recess.

DINING AREA With window and door to garden. Electric radiator, built in shelved cupboard.

FIRST FLOOR LANDING With hatch to roof space. Cupboard housing hot water cylinder with linen shelf over.

BEDROOM ONE 14'7" x 8'11" (4.45 m x 2.71 m) maximum measurements. With window overlooking the amenity green. Furniture to three walls comprising a range of fitted wardrobes, bedside tables and kneehole dressing table.

BEDROOM TWO 11'5" x 10'4" (3.49 m x 3.14 m) With two windows to rear.

BEDROOM THREE 9'1" x 8'5" (2.77 m x 2.56 m) With double glazed window. Built in cupboard with shelving.

BATHROOM With window to rear. Comprising enclosed bath, WC and wash handbasin. Shower over bath (not tested).

EXTERIOR Overlooking an amenity green to the front, the property is set back from the path behind a front garden which is laid to lawn either side of a pathway. The rear garden is again laid to lawn either side of a pathway with rear gated access. Outside store.

Tenure The property is Freehold

Council Tax Band B

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
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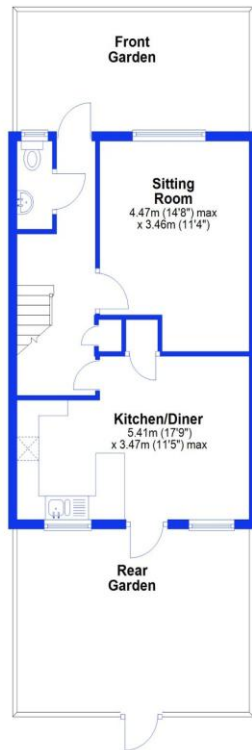
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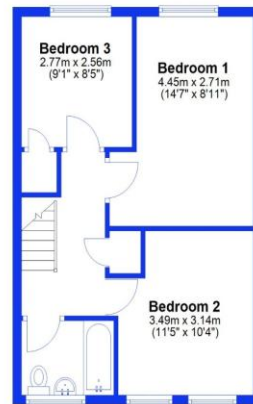
Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 86.4 sq. metres (929.7 sq. feet)

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. (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.