



Felton Way, Ely, Cambridgeshire CB6 1EB

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A two bedroom semi-detached property benefiting with the advantage of no upward chain and an ideal first-time purchase or investment opportunity.

- Semi-Detached House
- Two Bedrooms
- Lounge/Diner
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Garage & Parking
- No Upward Chain
- Ideal First-Time Purchase or Investment

Guide Price: £240,000



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.

LOUNGE/DINER 17'1" x 12'1" (5.21m x 3.68m) with double glazed window to front aspect and staircase rising to the first floor with useful understairs storage cupboard.

KITCHEN 12'1" x 6'10" (3.69m x 2.09m) with door and window to rear garden. Fitted with wall and base units, work surfaces over, inset single drainer sink unit and tiled splashbacks. Space for freestanding cooker.

FIRST FLOOR LANDING

BEDROOM ONE 12'2" x 8'9" (3.71m x 2.66m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 12'2" x 6'11" (3.71m x 2.11m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising panel bath, low-level WC and wash hand basin.

EXTERIOR Low maintenance garden with gated access leading to the single garage and parking.

Tenure The property is Freehold

Council Tax Band B **EPC** D (65/86)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7413





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.