



St. Martins Walk, Ely, Cambridgeshire CB7 4QF

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A three bedroom end of terrace home situated off a small cul-de-sac close to the City centre and within walking distance of the waterside and railway station. No upward chain.

- Entrance Hall & Downstairs Cloakroom
- Lounge/Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Off Road Parking
- No Upward Chain

Guide Price: £329,000



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 entrance door to front aspect, staircase rising to first floor and useful understair storage cupboard. Further cloaks cupboard. Storage radiator.

LOUNGE/DINING ROOM 20'5" x 10'9" (6.23 m x 3.28 m) Dual aspect room with double glazed windows to front and patio doors opening to rear porch, which is of timber construction and poly carbonate roof with doors opening to rear garden. Two electric storage radiators.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Opaque double glazed window to front aspect. Ceramic tiled flooring.

KITCHEN 10" x 8'5" (3.05m x 2.57 m) With double glazed window to rear aspect. Fitted with a range of wall mounted and base units with worktop space over and tiled splashbacks. Stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for cooker and vinyl flooring.

FIRST FLOOR LANDING With access to loft, built-in airing cupboard housing the water cylinder. Electric storage radiator.

BEDROOM ONE 10'2 x 10'2" (3.11 m x 3.09 m) With double glazed window to rear aspect, electric storage radiator.

BEDROOM TWO 10'2" x 9'1" (3.00 m x 2.68 m) With double glazed window to rear aspect. Electric storage radiator.

BEDROOM THREE 8'8" x 6'9" (2.65 m x 2.05 m) With double glazed window to front aspect. Electric storage radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate electric shower over. Tiled splashbacks, opaque double glazed window to front aspect, wall mounted electric heater.

EXTERIOR To the front is a shingled garden area with side gated access leading to the rear. Off road parking for two vehicles to the front.

The fully enclosed rear garden has been landscaped to offer a low maintenance lifestyle with a variety of plant and shrub borders, gated access then leads to a further off road parking space to the rear.

AGENTS NOTE The side areas would be perfect for an air source heat pump or air conditioning unit.

Tenure The property is Freehold

Council Tax Band C

EPC D (62/71)

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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.