



Laurel Close, Mepal, Ely, Cambridgeshire CB6 2BN

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A well-appointed three bedroom mid terraced property overlooking an amenity green with the added benefit of a garage, gardens and no onward chain.

- Entrance Hall
- New Fitted Kitchen
- Sitting Room & Dining Area
- Garden Room
- Three Bedrooms
- Bathroom
- Electric Storage Heaters
- Front & Rear Gardens
- Garage
- No Upward Chain

Guide Price: £190,000



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 PVCu entrance door with glazed inset and fan light over. Doorway through to:-

LOUNGE 13'8" x 12'3" (4.16 m x 3.74 m) with double glazed bay window to front. Storage heater, mounted electric fire, wood affect flooring and staircase rising to first floor.

DINING AREA 7'5" x 5'5" (2.25 m x 1.64 m) with wood effect flooring as before. Storage heater, window to rear and door to garden room. Staircase rising to first floor. Archway to:-

NEW FITTED KITCHEN 10'11" x 6'0" (3.32 m x 1.82 m) with window to rear. Consisting of a matching range of wall and base units with wood effect work surfaces over with inset single drainer contemporary sink unit with mixer tap. Built in electric oven/grill with four ring halogen hob over and extractor hood with light. Wood affect flooring. Washing machine.

GARDEN ROOM/CONSERVATORY 12'10" x 6'0" (3.90 m x 1.83 m) Primarily glazed with door to garden.

FIRST FLOOR LANDING with hatch to roof space.

The stairs, landing and three bedrooms have been re-carpeted

BEDROOM ONE 13'8" x 7'7" (4.16 m x 2.32 m) with window to front overlooking an amenity green with several mature trees. Storage heater. Fitted furniture to one wall comprising four wardrobe cupboards.

BEDROOM TWO 9'1" x 6'5" (2.77 m x 1.95 m) with window to rear.

BEDROOM THREE 9'1" x 6'11" (2.77m x 2.11 m) plus storage area which consists of a hanging rail and slatted shelf. Window to rear.

BATHROOM Fully tiled fitted suite in white comprising tiled panel enclosed bath with mixer tap and shower over. Vanity unit with inset mixer tap and adjacent WC.

EXTERIOR The property is set back from the road behind an attractive amenity green and a mainly gravelled front garden.

The rear garden consists of an area of lawn bordered by gravel bedding on one side and several shrubs to the other, which leads to a rear terrace area where there is gated access and a personal door to the single garage.

Tenure The property is Freehold

Council Tax Band B

EPC E (53-78)

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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. (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.