



Lumley Close, Ely, Cambridgeshire CB7 4FF

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A three bedroom semi-detached home with en suite, conservatory and garage situated in an established development close to the hospital.

- Entrance Hall & Downstairs Cloakroom
- Living Room
- Kitchen
- Conservatory
- Three Bedrooms (One with En-Suite Shower Room)
- Wet Room (Formerly Bathroom)
- Off Road Parking & Garage
- Enclosed Rear Garden

Guide Price: £300,000



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 Entrance door with double glazed inset, radiator, staircase rising to first floor with useful storage area under and door to:-

DOWNSTAIRS CLOAKROOM Suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator.

KITCHEN 12'2" x 8'7" (3.70 m x 2.62 m) With double glazed window to front. Fitted with a range of wall and base units with roll edge work surfaces over, inset single drainer sink unit and tiled splashbacks. Built-in cooking appliances (not tested) including an electric oven/grill and four ring gas hob with extractor over. Plumbing and space for washing machine and dishwasher. Radiator.

LIVING ROOM 14'10" x 11'11" (4.53 m x 3.62 m) With double glazed sliding patio doors to conservatory. Radiator.

CONSERVATORY 9'5" x 8'9" (2.86 m x 2.67 m) Of brick and double glazed construction under a mono pitched polycarbonate roof with double doors to garden.

FIRST FLOOR LANDING With roof space and door to:-

BEDROOM ONE 11'3" x 10'5" (3.43 m x 3.17 m) With double glazed window to front. Radiator, built-in cupboard with three linen shelves also housing a gas fired wall mounted boiler serving the central heating and hot water systems. Door to:-

EN-SUITE SHOWER ROOM With double glazed window to side. Suite comprising shower cubicle, WC and pedestal wash hand basin. Radiator.

BEDROOM TWO 9'5" x 6'2" (2.86 m x 1.87 m) With double glazed window to rear. Radiator.

BEDROOM THREE 8'6" x 7'1" (2.58 m x 2.16 m) With double glazed window to front. Radiator.

WET ROOM Formerly the bathroom, converted into a wet room which consists of a mixer shower, wash hand basin and WC. Radiator.

EXTERIOR The property is tucked away within a small spur off the close and sits behind a front garden which is mainly gravelled either side of a pathway to the front door. The rear garden has been designed with low maintenance in mind and consists of paved and gravel areas with several shrubs.

Garage immediately to the front of the property with up and over door and herringbone block paved driveway providing off street parking for one further vehicle.

Tenure The property is Freehold

Council Tax Band C

EPC (70/75)

Viewing By Arrangement with Pocock & Shaw
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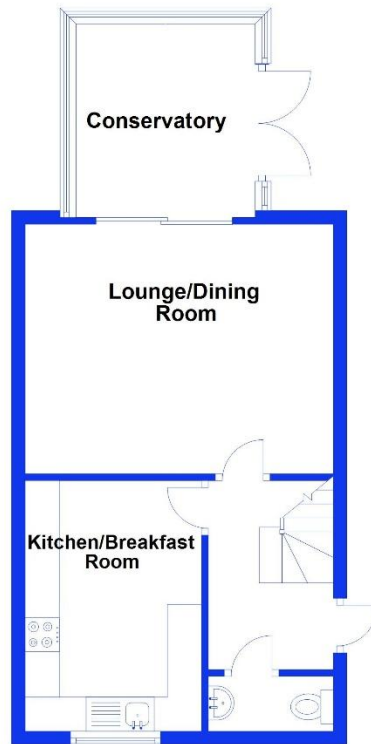
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Ground Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 75.0 sq. metres (806.9 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. 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.