



**Merivale Way, ELY CB7 4NF**

## welcome to

# Merivale Way, ELY

A mid-terrace townhouse located within a popular residential development in Ely offering three bedrooms, the addition of a conservatory and offered to the market with no onward chain - early viewing highly recommended.

### **Entrance Hall**

With radiator, storage cupboard, stairs leading to first floor and doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, pedestal wash hand basin, radiator and double glazed window to front.

### **Kitchen**

12' 10" x 6' 3" ( 3.91m x 1.91m )

With a modern range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap, built in under oven with gas hob and chimney style extractor over, integrated dishwasher, spaces for washing machine and fridge/freezer, radiator and double glazed window to front aspect.

### **Living Room**

16' 5" x 13' 4" ( 5.00m x 4.06m )

With radiator, storage cupboard and double glazed windows and double doors opening to:

### **Conservatory**

12' 6" x 9' 9" ( 3.81m x 2.97m )

Of UPVC construction with double glazed windows to three sides and double doors opening to rear garden.





### **First Floor Landing**

With radiator and doors opening to:

#### **Bedroom Two**

13' 4" x 11' 7" ( 4.06m x 3.53m )

With radiator, fitted wardrobes and double glazed window to rear aspect.

#### **Bedroom Three**

13' 4" x 11' ( 4.06m x 3.35m )

With radiator, fitted wardrobes and double glazed window to front aspect.

#### **Shower Room**

Fitted with a modern suite comprising walk in shower enclosure, wash hand basin, low level w.c, radiator, fully tiled and extractor.

### **Second Floor Landing**

With door to:

#### **Bedroom One**

13' 4" x 12' 11" ( 4.06m x 3.94m )

With radiator, storage cupboard, window to front aspect and opening to:

#### **Dressing Area**

9' 10" x 6' 4" ( 3.00m x 1.93m )

With radiator, fitted wardrobes, sky light and door to:

#### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, radiator, storage cupboard and sky light.

#### **Outside**

To the front of the property is small garden laid to slate and a pathway leading to the front door. The rear garden has an initial paved patio area and opens to a mainly lawned garden fully enclosed by fencing. Gated access to the rear of the garden leads to the garage and parking area.



**view this property online** [williamhbrown.co.uk/Property/ELY110127](http://williamhbrown.co.uk/Property/ELY110127)



welcome to

## Merivale Way, ELY

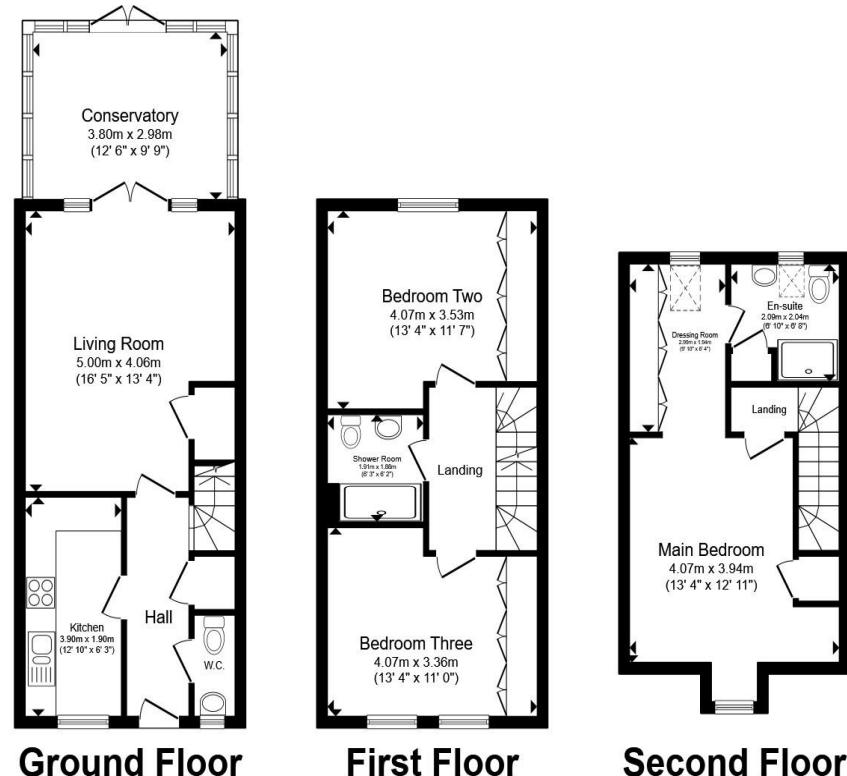
- No Onward Chain
- Modern Terraced Townhouse
- Three Bedrooms
- Addition of a Conservatory
- Garage & Allocated Parking

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: C

**£350,000**



Total floor area 115.6 m<sup>2</sup> (1,244 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**view this property online** [williamhbrown.co.uk/Property/ELY110127](http://williamhbrown.co.uk/Property/ELY110127)



Property Ref:  
ELY110127 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01353 663311**



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



**williamhbrown.co.uk**

