

**Asking Price £479,950**  
**Freehold**



**1 St. Audreys Way, Ely, Cambridgeshire, CB6 1DF**



## Spacious, Refurbished bungalow in a wonderful, established city location.

A wonderful opportunity to acquire a detached bungalow rarely situated within a highly regarded cul-de-sac off Lynn Road, well placed for access to the city centre. Refurbished to a high standard by the present owners, the property is exceptionally well presented throughout and offered for sale with the benefit of no onward chain. In brief, the accommodation comprises; entrance hall, spacious hall way, Sitting room, modern fitted kitchen/dining room with double oven, induction hob, extractor fan, dishwasher and space for fridge/freezer, family bathroom with double shower cubicle and 2 double bedrooms. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is off road parking to the front and a fully enclosed, low maintenance garden to the rear. The Council Tax rating is currently Band D and the EPC rating is currently Band D.

St Audrey's Way is also particularly well placed for access to primary and secondary schools and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

## Features

- Superbly Refurbished Detached Bungalow
- Highly Regraded Cul-De-Sac Location
- Well Placed For Access to the City Centre
- Stylish Kitchen With Integrated Appliances
- 2 Double Bedrooms & Modern Bathroom
- Gas Fired radiator Heating
- Upvc Sealed Unit Double Glazing
- Off Road Parking to Front
- Enclosed, Low Maintenance, Garden to Rear
- NO ONWARD CHAIN





**Front entrance door to:-**

**Entrance Hall:**

Door to:-

**Inner Hallway:**

**Sitting Room:**

French doors to garden

**Kitchen/Dining Room:**

Range of matching base and wall cabinets. Integrated appliances comprising double oven, induction hob with extractor fan above, dishwasher and space for fridge/freezer. French doors to rear garden.

**Bedroom 1:**

**Bedroom 2:**

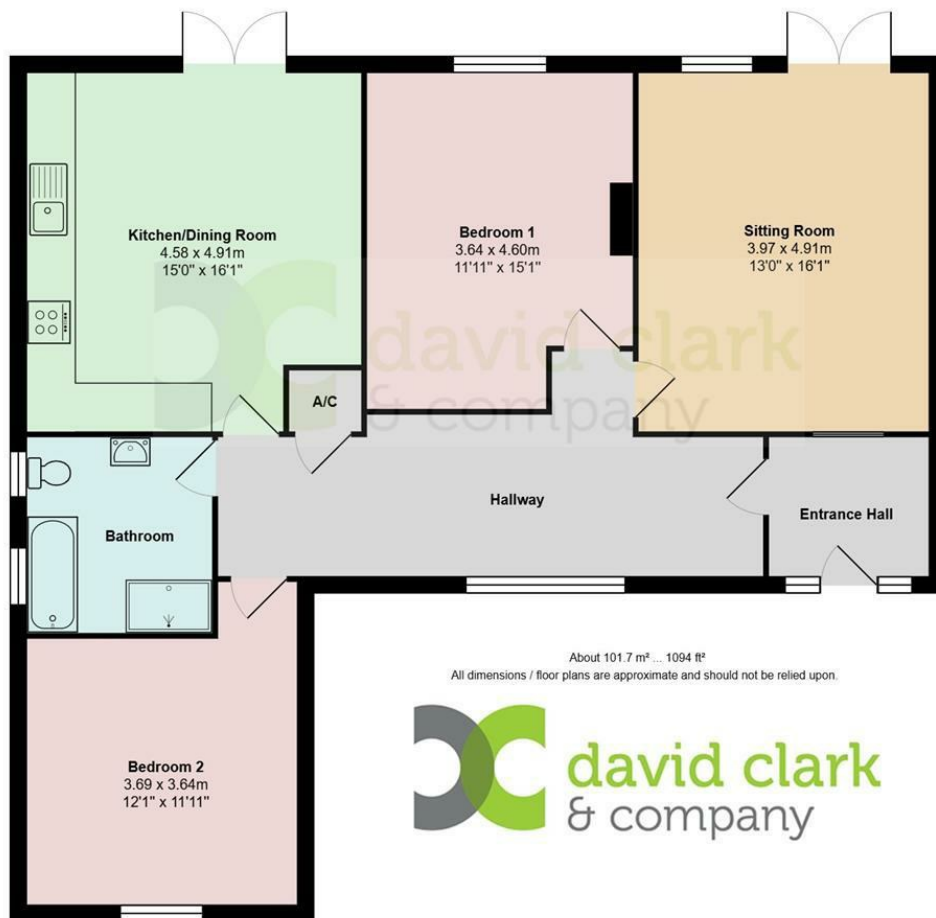
**Bathroom:**

Suite comprising low level wc, wash hand basin, panelled bath and separate shower cubicle.

**OUTSIDE:**

The property is set back from the road behind a low level brick wall and well stocked shrub beds. A gravelled driveway provides off road parking and there is pedestrian access to the side to a fully enclosed garden to the rear which contains an area of lawn and a paved terrace.





**TENURE**  
Freehold

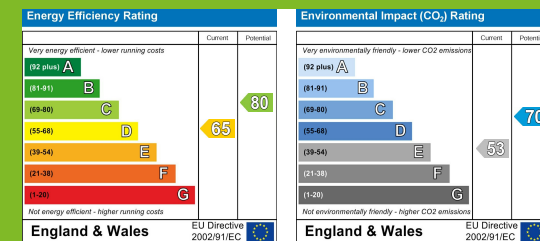
**SERVICES**  
Mains Water, Electricity and Drainage connected.

**LOCAL AUTHORITY**  
East Cambs District Council

**COUNCIL TAX BAND**  
D

Directions to the property using What3Words.  
Enter the following link in your browser then click Waze or Google Maps:

<https://w3w.co/remark.ombudsman.recipient>



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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