



**Morley Drive, Ely, Cambridgeshire CB6 3FQ**

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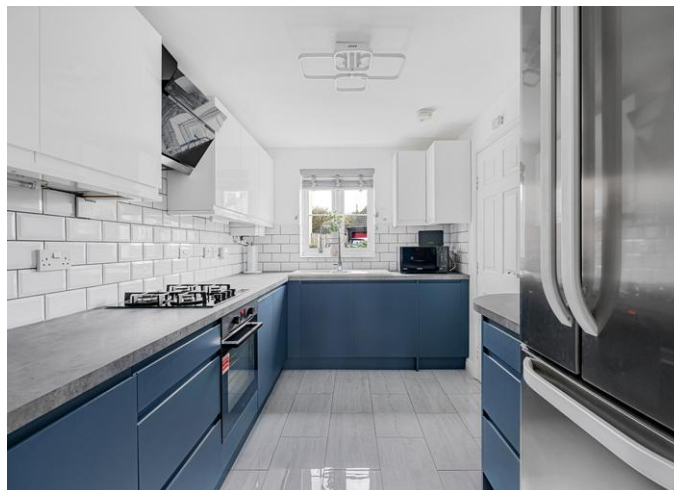


## Morley Drive, Ely, Cambridgeshire CB6 3FQ

An immaculately presented modern three storey town house situated within a popular residential development close to St. Johns School.

- Three Storey Town House
- Three Bedrooms
- Kitchen opening to Living Room
- Modern Bathroom & Updated En-Suite
- Garage
- Landscaped Rear Garden
- Close to Local School

**Guide Price: £349,950**



**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**

#### **DOWNSTAIRS CLOAKROOM**

**LIVING ROOM** 15'8" x 14'8" (4.77 m x 4.48 m)

**KITCHEN** 11'4" x 7'10" (3.46 m x 2.38 m)

#### **FIRST FLOOR LANDING**

**BEDROOM TWO** 14'9" x 12'10" (4.50 m x 3.92 m)

**BEDROOM THREE** 14'2" x 7'8" (4.31 m x 2.33 m)

#### **FAMILY BATHROOM**

**SECOND FLOOR BEDROOM ONE** 16'6" x 14'8" (5.03 m x 4.47 m)

#### **EN-SUITE SHOWER ROOM**

**EXTERIOR** Low maintenance landscaped rear garden.

**GARAGE** 18'3" x 8'8" (5.57 m x 2.63 m)

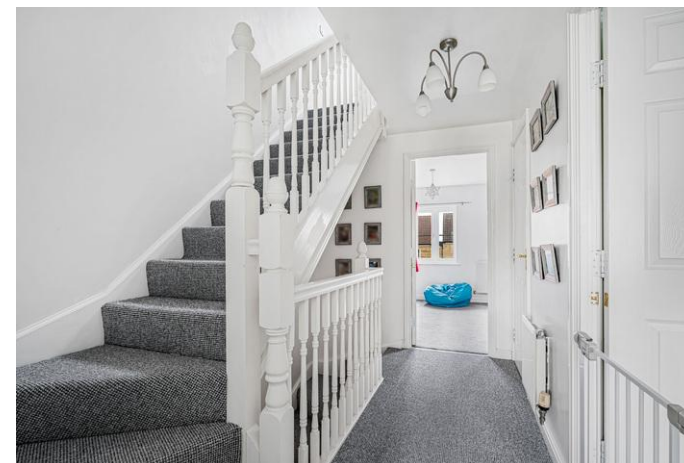
**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** C (77/89)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
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**Ref** CWH-7365





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.

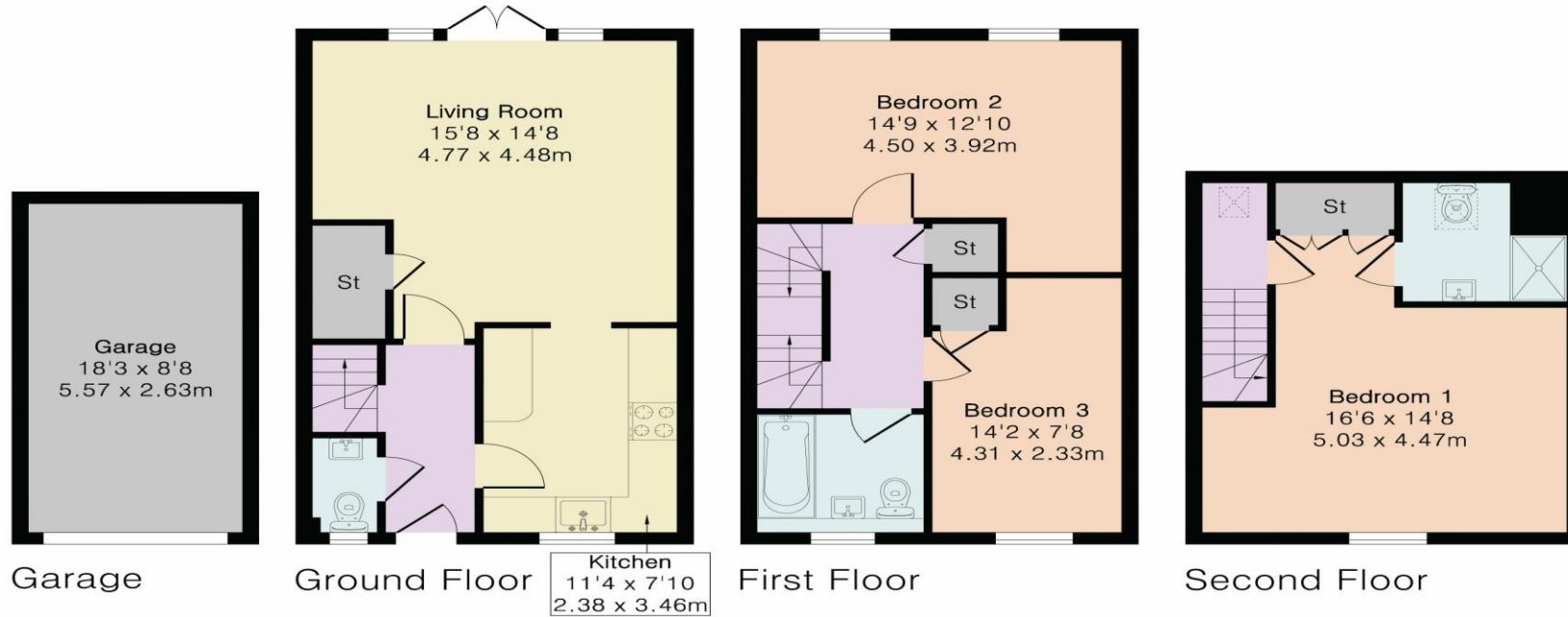
**Approximate Gross Internal Area 1089 sq ft - 101 sq m  
(Excluding Garage)**

Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 402 sq ft – 37 sq m

Second Floor Area 285 sq ft – 27 sq m

Garage Area 158 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Pocock + Shaw**

