



**Wensum Way, Ely, Cambridgeshire CB6 2WY**

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## Wensum Way, Ely, Cambridgeshire CB6 2WY

A double fronted four bedroom, three bathroom, detached residence in a popular development on the edge of the City. No upward chain.

- Entrance Hall & Cloakroom
- Three Reception Rooms
- Kitchen
- Four Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Garage and Driveway Parking
- Front and Rear Gardens
- No Upward Chain

**Guide Price: £475,000**



**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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

**ENTRANCE HALL** With radiator and understairs cupboard.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC, wash basin and radiator.

**SITTING ROOM** 20'8" x 10'6" (6.30 m x 3.20 m) Double aspect room with double doors leading onto rear garden, radiators and ornamental fireplace.

**DINING ROOM** 8'10" x 8'6" (2.70 m x 2.60 m) With window facing rear aspect, radiator.

**STUDY/OFFICE** 7'10" x 6'7" (2.40 m x 2.00 m) With window facing front aspect, radiator.

**KITCHEN** 10'6" x 8'6" (3.20 m x 2.60 m) Range of base units with drawers and work surfaces over, matching range of wall mounted cupboards and inset 1 1/2 half bowl stainless steel sink unit. Gas hob with extractor hood over, low level built in oven. Integrated fridge/freezer and washing machine. Door to garden.

**FIRST FLOOR LANDING** With airing cupboard.

**PRINCIPAL BEDROOM** 10'10" x 8'10" (3.30 m x 2.70 m) With window to front aspect, radiator, built-in wardrobe and door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, low level WC and wash basin. Radiator.

**BEDROOM TWO** 8'10" x 8'2" (2.70 m x 2.50 m) With window facing rear aspect, radiator, built-in wardrobe. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, pedestal wash basin and low level WC.

**BEDROOM THREE** 9'2" x 7'7" (2.80 m x 2.30 m) With window facing rear aspect, radiator, built-in wardrobe.

**BEDROOM FOUR** 8'10" x 8'6" (2.70 m x 2.60 m) With window facing front aspect, radiator.

**FAMILY BATHROOM** Suite comprising panel bath with hand shower attachment, wash hand basin, low level WC and radiator.

**EXTERIOR** Enclosed rear garden with patio and lawn area.

**GARAGE** With up and over door. Personal door from rear garden

**AGENTS NOTE** All photographs were taken before current tenants took occupation.

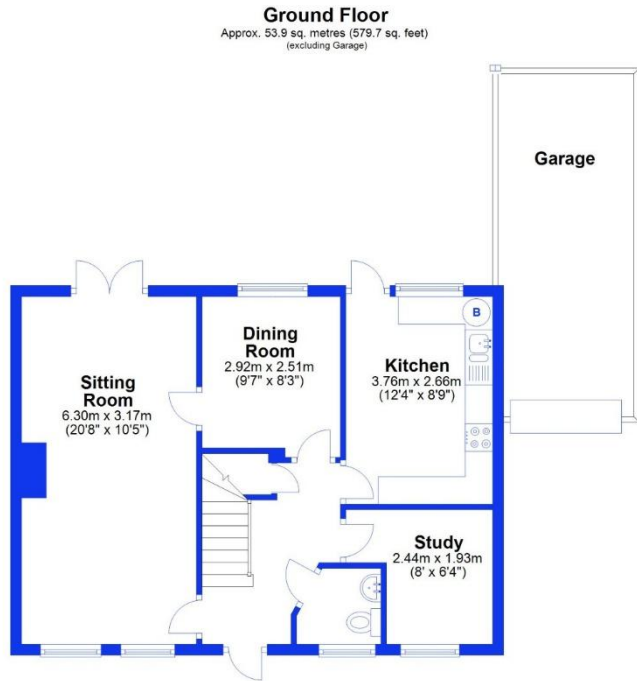
**Tenure** The property is freehold

**Council Tax** Band D **EPC** C (76/87)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk) [www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW-2637s





Total area: approx. 107.7 sq. metres (1159.2 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.