



Henley Way, Ely, Cambridgeshire CB7 4YJ

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A beautifully presented detached three bedroom family home sat on a corner plot in this established and highly regarded development.

- Detached Family Home
- Entrance Hall & Cloakroom
- Lounge and Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

Guide Price: £415,000



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 takeaways. 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 entrance door to front aspect, staircase rising to first floor.

KITCHEN 15'10" x 9'7" (4.83 m x 2.92 m) Fitted with a range of matching units and complimentary work surfaces including base units, wall mounted units and drawers and inset 1 1/2 sink unit and drainer with mixer taps. Fitted oven, hob and extractor fan, plumbing for dishwasher and washing machine, boiler supplying the gas fired central heating system and understairs pantry cupboard.

LOUNGE 12'6" x 10'2" (3.81 m x 3.10 m) with bay window to front aspect, feature fireplace with fitted electric fire, radiator.

DINING ROOM 10'3" x 9'5" (3.12 m x 2.87 m) with double glazed patio doors leading through to the rear garden. Radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Double glazed window to side aspect.

FIRST FLOOR LANDING Access to loft space with loft ladder. Storage cupboard.

BEDROOM ONE 10'4" x 9'3" (3.15 m x 2.82 m) with double glazed window to front aspect, fitted double wardrobes, radiator.

EN-SUITE Fitted with tiled shower cubicle, low level WC and wash hand basin. Extractor fan and radiator.

BEDROOM TWO 10'5" x 9'7" (3.18 m x 2.92 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 9'0" x 7'6" (2.74 m x 2.29 m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment. Radiator and window to side aspect.

EXTERIOR To the front of the property there is a lawned area and a good selection of shrubs and plants, there is also a side garden area again stocked with a variety of shrubs and plants. Adjacent there is a driveway providing off road parking which in turn leads to the single garage with a metal up-and-over door and personnel door leading through to the rear garden.

Gated access to the side leads to the fully enclosed rear garden which is landscaped with lawned areas, pathways and with a variety of shrubs and plants.

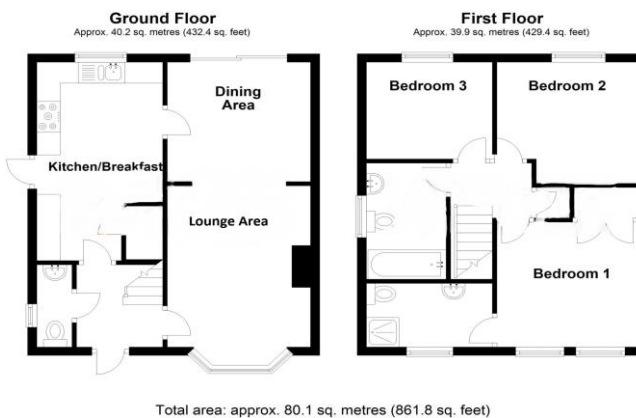
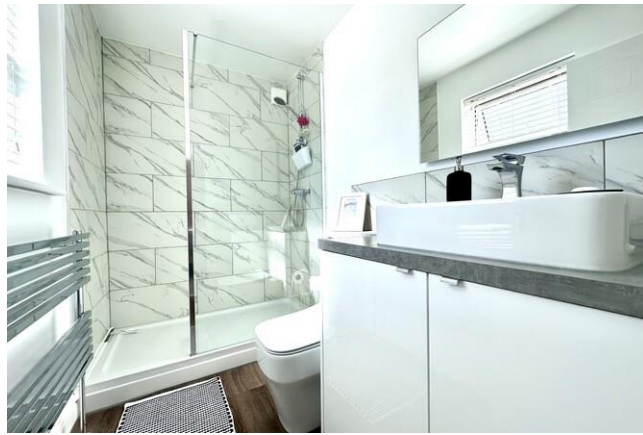
Tenure The property is Freehold

Council Tax Band D **EPC** D (68/83)

Viewing By Arrangement with Pocock & Shaw
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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.