



35 Felton Way, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£260,000

35 Felton Way

Ely

A semi detached property situated within a popular cul de sac overlooking a green at the front and close to Spring Meadow/St Mary's Schools.

Accommodation comprises entrance porch, spacious lounge, kitchen with fitted appliances, 2 bedrooms and shower room, together with lawned front and rear gardens, parking and garage.

Benefits include gas central heating and upvc double glazing and the property represents an ideal first time purchase.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi Detached House
- 2 Bedrooms
- Pleasant Location Overlooking a Green to the Front
- Kitchen with Fitted Appliances
- Spacious Lounge
- Front & Rear Gardens
- Garage & Parking
- Gas Central Heating
- Close to Spring Meadow/St Mary's Schools





ENTRANCE HALL

With door to front aspect and double glazed window.

LOUNGE

With double glazed window to front with an attractive open view towards the green, oak flooring, stairs to first floor with under stairs storage cupboard, television point, radiator.

KITCHEN

With double glazed window and door to rear garden, sink unit and drainer, fitted with a range of matching wall and base level storage units, work surface and drawers, built-in electric oven, hob and extractor hood, integrated dishwasher and washing machine.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With double glazed window to front aspect, oak flooring, radiator.

BEDROOM 2

With double glazed window to rear aspect, radiator.

SHOWER ROOM

With double size shower, low level WC, pedestal hand wash basin, double glazed window to side aspect, heated towel rail.



GARDEN

The front of the property has an attractive outlook towards a green area. There is a lawned front garden with gated pedestrian access leading into the rear garden which is also mainly laid to lawn, bordered by established hedging.

Adjacent to the garden there is a garage with electric roller shutter door, power and light connected and parking in front.





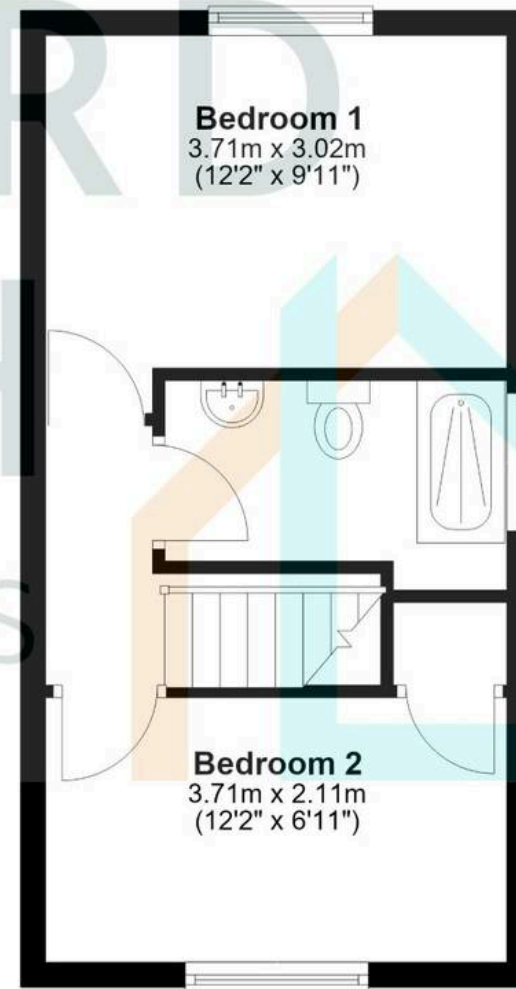
Ground Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.8 sq. feet)



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