



Tower Road, Ely, Cambridgeshire CB7 4HW

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An individual versatile detached three bedroom, two bathroom chalet style dwelling which lies in a convenient no through road location less than a mile from the city centre. No upward chain.

- Versatile Detached Chalet Style Dwelling
- Open Plan Living Room
- Kitchen & Utility
- Garden Room/Conservatory
- Principal Bedroom with Dressing Room & En-Suite
- Galleried Landing
- Two Further Bedrooms (One with En-Suite Bathroom)
- Driveway Parking & Garage
- Front & Rear Gardens
- No Upward Chain

Guide Price: £395,000



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 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 Entrance door with glazed insets and adjacent window. Staircase rising to first floor, radiator, door to:-

CLOAKROOM With window to front, suite comprising WC and vanity unit with inset wash hand basin. Tiled splashbacks. Radiator.

PRINCIPAL BEDROOM 14'5" x 9'6" (4.40 m x 2.90 m) With double glazed bow window to front. Radiator. Door to:-

DRESSING ROOM 8'2" x 6'6" (2.49 m x 1.97 m) With open wardrobes to two walls, radiator and door through to:-

EN-SUITE SHOWER ROOM With suite comprising tiled shower cubicle, WC and wash hand basin. Window to side.

OPEN PLAN LIVING ROOM 17'7" x 21'3" (5.35 m x 6.49 m) narrowing to 4.22 m. With double glazed window and double doors to the garden room. Two radiators, gas fire (not tested). Serving hatch from kitchen.

KITCHEN/BREAKFAST ROOM 17'7" x 16'7" (5.36m x 5.05m) Opening to utility area. Comprehensively fitted with a matching range of wall and base units with drawers and roll edge work surfaces over with tiled splashbacks. Inset one and a third bowl single drainer sink unit with mixer tap. Appliances include an electric oven/grill and four ring ceramic hob with extractor over (none of which have been tested). Breakfast bar and radiator.

UTILITY AREA Matching double base cupboard with work surface, tiled splashbacks and inset sink unit. Wall mounted gas boiler serving central heating and hot water systems. Built-in double cupboard.

GARDEN ROOM/CONSERVATORY 17'8" x 8'9" (5.39 m x 2.66 m) Of brick and double glazed construction under a polycarbonate pitched roof with double doors to the rear garden.

FIRST FLOOR GALLERY LANDING With dormer window to front. Walk-in airing cupboard which measures 2.30 m x 1.81 m with shelves and factory lagged hot water cylinder Door to:-

BEDROOM TWO 14'5" x 16'1" (4.39 m x 4.89 m) maximum measurements. L-shaped room with two dormer windows to front. Radiator and door to:-

EN-SUITE BATHROOM With window to rear and suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin and WC. Tiled surrounds.

BEDROOM THREE 12'8" x 5'11" (3.87 m x 1.81 m) With Velux window to rear. Radiator.

EXTERIOR The property lies towards the end of Tower Road in a convenient spot less than a mile from the City centre. It is set back from the road behind a block paved driveway in a herringbone style pattern providing off street parking which in turn leads to a **GARAGE** 12' x 19'7" (3.66m x 5.98m) with personal door and up over door to the front. Adjacent to this is a garden area with trees and shrubs.

Rear Garden is enclosed with a variety of shrubs and perennials.





Tenure The property is Freehold

Council Tax E **EPC** C (69/78)

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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. 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.