



Dalton Way, Ely, Cambridgeshire CB6 1DS

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Dalton Way, Ely, Cambridgeshire, CB6 1DS

An established semi-detached property within a sought after location with easy access to City amenities and local schools.

Accommodation comprising kitchen diner, living room, cloakroom, three bedrooms, bathroom, corner plot, driveway and garage.

- Corner Plot Position
- Open Plan Kitchen/Diner
- Downstairs Cloakroom
- Living Room
- Three Bedrooms
- Family Bathroom
- Enclosed Front and Rear Gardens
- Driveway and Garage

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 With door to front aspect. Stairs to first floor.

CLOAKROOM With low level WC, wash hand basin and double glazed window.

KITCHEN/DINER 11'11" x 11'9" (3.63 m x 3.58 m)
Updated kitchen includes stainless steel sink and drainer, fitted with a range of matching base and wall mounted units and drawers. Fitted electric oven and hob, integral fridge/freezer and dishwasher. Double glazed bay window to front aspect. Radiator.

LIVING ROOM 16'9" x 15'7" (5.11 m x 4.76 m) Double glazed window and French doors to garden. Two radiators.

BEDROOM ONE 13'9" x 9'0" (4.18 m x 2.75 m) Double glazed window to front aspect. Fitted built-in wardrobes. Radiator.

BEDROOM TWO 10'7" x 8'4" (3.23 m x 2.54 m) Double glazed window to rear aspect. Radiator.

BEDROOM THREE 10'7" x 6'11" (3.23 m x 2.10 m) Double glazed window to rear aspect. Radiator.

BATHROOM Suite comprising panelled bath with shower above, low level WC and pedestal hand basin. Double glazed window to side aspect.

EXTERIOR Property benefits from a corner plot position with enclosed garden to front, predominantly laid to lawn with established hedge row. Gated access leads to the fully enclosed rear garden consisting of lawn and paved patio area. Driveway and single garage to the rear can also be found.

GARAGE 17'2" x 8'2" (5.22 m x 2.48 m)

Tenure The property is Freehold

Council Tax Band D

EPC TBC

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7442





**Approximate Gross Internal Area 841 sq ft - 78 sq m
(Excluding Garage)**

Ground Floor Area 434 sq ft - 40 sq m

First Floor Area 407 sq ft - 38 sq m

Garage Area 139 sq ft - 13 sq m



PINK PLAN

Floor plans produced in accordance with BS55 Part 1 Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and its responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total measure, footage of the property within this plan. This figure is for initial guidance only and should not be relied on as a basis of valuation.

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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.