

Bluebell Road
Ely, CB7 7AB
Guide Price £260,000

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Bluebell Road, Ely, CB7 7AB

A modern semi-detached family home set with this sought after village and delightful set at the end of a quiet cul-de-sac with a lovely open view to the front aspect.

Cleverly planned, this superb home offers appealing accommodation to include and entrance hall, living room, kitchen/dining room, utility area, cloakroom, two double bedrooms (with en-suite to master) and a family bathroom.

Completed with a fully enclosed South facing garden and allocated parking.

Superb value - viewing is recommended.







Entrance Hall
Part double glazed entrance door. Stairs to first floor. Radiator.

Living Room 13'5" x 11'6" (4.11m x 3.53m)
uPVC window to the front aspect. TV & Telephone points. Radiator. Understairs cupboard.

Kitchen / Dining Room 11'6" x 9'10" (3.53m x 3.02m)
Range of fitted wall and base units with work surfaces over incorporating a one and a half bowl sink with mixer tap. Tiled splash areas. Integrated Zanussi single oven with Zanussi 4-burner gas hob over and a stainless-steel extractor over. Integrated AEG fridge freezer. Integrated Zanussi dishwasher. Radiator. Ceiling light point. Double glazed patio doors and side windows to the rear garden.

Utility Room 5'4" x 3'2" (1.63m x 0.99m)
Wall mounted Ideal Logic gas fired boiler serving central heating and hot water. Work surface with space under and plumbing for washing machine.

WC 4'9" x 3'2" (1.45m x 0.99m)
Low level WC. Wall hung wash basin with mixer tap. Tiled splash areas.

FIRST FLOOR

Landing
Access to loft space.

Bedroom 1 9'6" x 7'6" (2.92m x 2.31m)
uPVC window to the rear aspect. Radiator.

En-Suite 9'3" x 5'4" (2.82m x 1.63m)
Low level WC, wash basin with mixer tap. Heated towel rail. Shower cubicle with rainfall shower-head. Double glazed window to the rear aspect. extractor fan

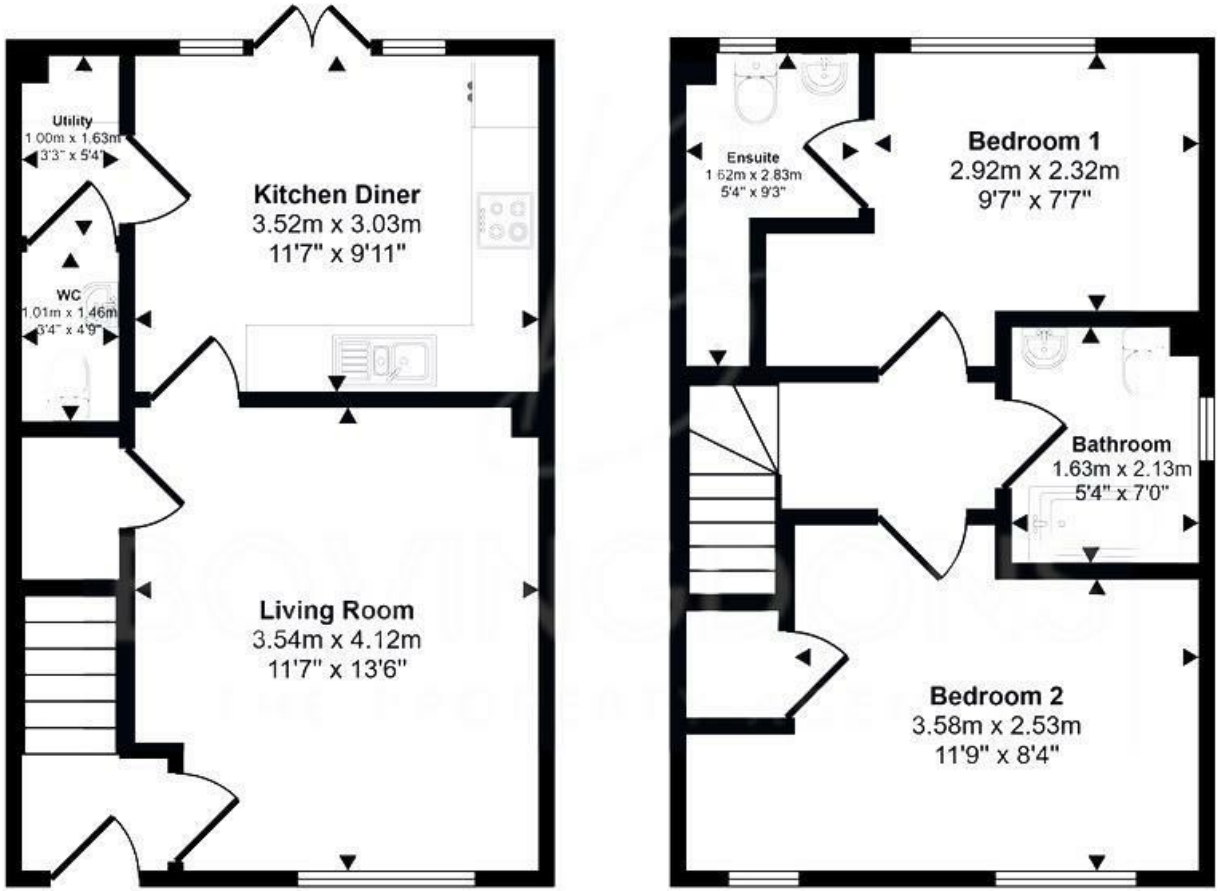
Bedroom 2 11'8" x 8'3" (3.58m x 2.54m)
Two duPVC windows to the front aspect. Radiator. Over stairs cupboard.

Bathroom
Double glazed window to the side aspect. Hand basin with mixer tap. Low level WC. Radiator. Panelled bath with mixer tap and shower attachment. Tiled splash areas.

Outside
The property is approached via a small front garden with path to the entrance door, gas and electric meter cupboards and parking for two vehicles and gated access to the rear garden.
The rear garden is enclosed in timber fencing with an area of patio and lawn. Timber garden shed. Power points and outside water tap.

Property Information
EPC - B
Tenure - Freehold
Council Tax Band - B (East Cambs)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 68 SQM
Parking – Allocated parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

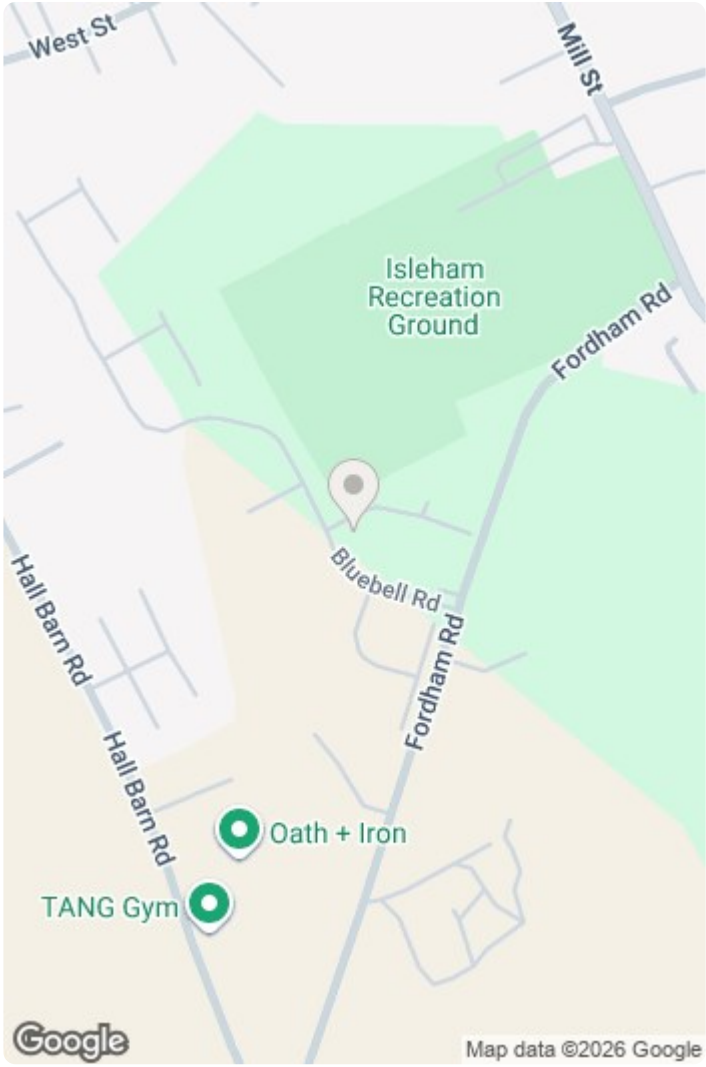
Approx Gross Internal Area
69 sq m / 738 sq ft

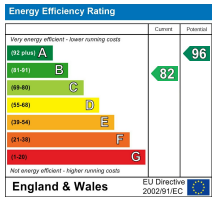


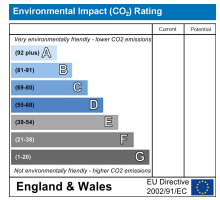
Ground Floor
Approx 34 sq m / 368 sq ft

First Floor
Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.







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