



Ship Lane, Ely, Cambridgeshire CB7 4BB

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Ship Lane, Ely, Cambridgeshire CB7 4BB

A superbly appointed three storey townhouse within a prestigious development of properties in a highly desirable location close to the river and marina and just a short walk to the mainline railway station.

- Entrance Hall & Cloakroom
- Superb Fitted Kitchen with Appliances
- Living Room
- Three Bedrooms
- Study
- En-Suite Shower Room to Principal Bedroom
- Bathroom
- West Facing Rear Garden
- Private Gated Residents Parking
- No Upward Chain
- Total Internal Area 90 m2 / 969 sq. ft.

Guide Price: £450,000



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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 with fan light over. Staircase rising to first floor and radiator. Door to:-

CLOAKROOM Fitted with a two piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, ceramic tiled floor and walls to dado height. Extractor fan, downlighters to ceiling and radiator.

LIVING ROOM 14'5" x 14'5" (4.40 m x 4.40 m) with double glazed sash window to rear and double glazed double French doors to rear garden. Wall mounted thermostat control for central heating. Halogen downlighters to ceiling and radiator.

FITTED KITCHEN 10'2" x 7'3" (3.10 m x 2.20 m) with double glazed sash window to front. Comprehensively fitted with a matching range of wall and base units in a natural finish with drawers, granite work surfaces with inset Franke sink unit and mixer tap. Integrated appliances include Die Dietrich double oven/grill in a stainless steel finish with matching five ring hob over and extractor hood. Built-in Bosch dishwasher, integrated fridge/freezer and washing machine. Tiled splashbacks, halogen downlighters to ceiling, ceramic tiled floor and radiator.

FIRST FLOOR LANDING with staircase rising to second floor and airing cupboard.

BEDROOM THREE 10'10" x 7'7" (3.30 m x 2.30 m) with double glazed sash window to rear. Radiator and halogen downlighters to ceiling.

BEDROOM TWO 10'2" x 7'7" (3.10 m x 2.30 m) with double glazed sash window to front. Radiator and halogen downlighters to ceiling.

STUDY 6'7" x 5'11" (2.00 m x 1.80 m) with double glazed sash window to front. Radiator.

BATHROOM with double glazed sash window to rear. A modern suite in white comprising 'p' shaped shower bath with mixer tap, shower attachment and screen, close coupled WC and pedestal wash hand basin with mixer tap. Ceramic tiling to walls and floor, extractor fan and halogen downlighters to ceiling. Wall mounted chrome finish towel rail/radiator and shaver point.

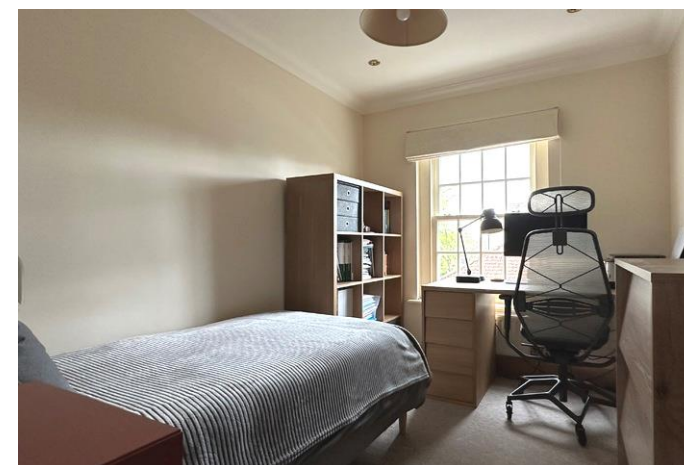
SECOND FLOOR LANDING with Velux double glazed roof light to rear. Radiator.

BEDROOM ONE 15'1" x 7'7" (4.60 m x 2.30 m) with double glazed sash window to rear and views towards Jubilee Gardens. Radiator, halogen downlighters to ceiling and door to:-

EN-SUITE SHOWER ROOM with double glazed Velux roof light to front. Fully tiled suite comprising shower cubicle, contemporary wash hand basin with mixer tap and close coupled WC. Shaver point, strip light and chrome finish towel rail/radiator.

EXTERIOR The property is set back behind a front garden with a low retaining wall, wrought iron railings and gate. There is electronic gated access to a parking area exclusive to the development. Benefitting from a westerly aspect, the rear garden is predominantly gravelled with a paved patio from the house.

AGENTS NOTE Please note that some of the photographs were taken before the current tenants took occupation. Service Charges apply for the maintenance of the development – approximately £525 per annum.





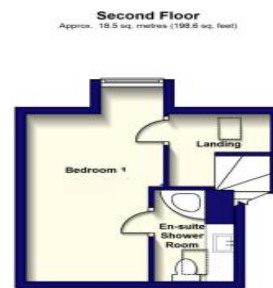
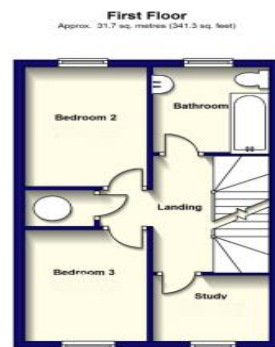
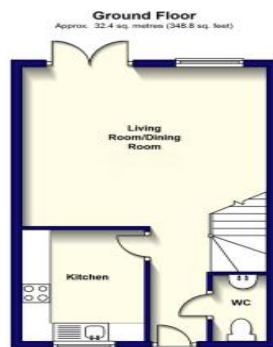
Tenure The property is Freehold

Council Tax Band C

EPC C (76/89)

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NOT TO SCALE - For Guidance Purposes only
Plan produced using The Mobile Agent.

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.