



Christopher Tye Close, Ely, Cambridgeshire CB6 3DB

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Christopher Tye Close, Ely, Cambridgeshire CB6 3DB

A charming two double bedroom property situated in a small cul-de-sac with ample off road parking just a short walk from Ely College. No upward chain.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Two Double Bedrooms
- Walk-in Wardrobe
- Bathroom
- Front & Rear Gardens
- Off Road Parking
- No Upward Chain

Guide Price: £265,000



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 takeaways. 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 staircase rising to first floor, useful store cupboard with shelving and personal door to rear garden. Radiator. Further storage cupboard with shelving and hanging space.

SITTING ROOM 13'5" x 10'8" (4.10m x 3.25m) with built-in surround sound, double glazed patio doors opening to rear garden, laminate flooring.

KITCHEN/DINING ROOM 13'5" x 10'6" (4.10m x 3.20m) with two double glazed windows to front and radiator. Fitted with a range of wall and base units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap over and tiled splashbacks. Appliance spaces for cooker and fridge freezer, plumbing for washing machine, laminate flooring.

FIRST FLOOR LANDING with access to loft, airing cupboard with slatted shelves.

BEDROOM ONE 11'3" x 11'3" (3.42m x 3.43m) with double glazed window to front, radiator, built-in wardrobes with sliding doors, shelving and hanging space, sunken spotlights.

BEDROOM TWO 13'9" x 10'2" (4.20m x 3.10m) with double glazed window to rear, radiator.

WALK-IN DRESSING ROOM with window to rear, shelving and built-in cupboards.

SHOWER ROOM Recently fitted with an attractive three piece suite comprising low level WC, inset wash hand basin and wet room style shower with overhead drencher and hand held attachment, mermaid board splashbacks and surrounds, mosaic style flooring, heated towel rail.

EXTERIOR To the front of the property is block paved off road parking for numerous vehicles with secure bollards.

The rear garden offers an excellent of privacy, fully enclosed by wood panel fencing, artificial lawn with plant and shrub borders and patio area directly from the property.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

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Ref MJW/6814





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.