



**Stour Green, Ely, Cambridgeshire CB6 2XH**

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## Stour Green, Ely, Cambridgeshire CB6 2XH

A three bedroom end of terrace home situated in an established and popular development close to the Lantern School and Ely College. No upward chain.

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Enclosed Rear Garden
- Parking and Garage En-Bloc
- No Upward Chain

**Guide Price: £322,500**



**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.

**SITTING ROOM** 16'0" x 10'2" (4.88 m x 3.10 m) Dual aspect with two double glazed windows to side and one to front aspects. Coal effect feature fireplace, radiator.

**KITCHEN/BREAKFAST ROOM** 12'4" x 10'4" (3.75 m x 3.15 m) with double glazed windows to front and side aspects. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset 1 & 1/2 stainless steel single drainer sink unit with mixer tap over. Built-in appliances include fridge freezer, dishwasher, double oven, four ring gas hob with stainless steel extractor canopy over and wine rack. Ceramic tiled flooring and useful understairs storage cupboard. Door to:-

**REAR LOBBY** Door to rear garden, wall mounted fuse box, ceramic tiled flooring, radiator.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC, wash hand basin and ceramic tiled flooring. Radiator.

**FIRST FLOOR LANDING** with radiator.

**BEDROOM ONE** 10'6" x 9'8" (3.20 m x 2.95 m) Dual aspect with double glazed windows to front and side aspects. Radiator, built-in double wardrobe with overhead storage and hanging space.

**EN-SUITE** Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and tiled shower cubicle. Tiled splashbacks, opaque double glazed window to front aspect. Radiator.

**BEDROOM TWO** 10'3" x 8'11" (3.12 m x 2.72 m) with double glazed windows to front and side aspects. Radiator, built-in single wardrobe with overhead storage and hanging space.

**BEDROOM THREE** 7'3" x 7'1" (2.21 m x 2.15 m) with double glazed window to front aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin, bath with separate shower over. Opaque double glazed window to rear aspect, radiator.

**EXTERIOR** The property is situated just off Stour Green, just a short walk from the Lantern School and Ely College. The rear garden is fully enclosed and is predominantly laid to lawn with a variety of established plant and shrub borders. Off road parking and GARAGE en-bloc to the rear.

**Tenure** The property is Freehold

**Council Tax** Band C **EPC** C (73/88)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6967





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.