



Columbine Road, Ely, Cambridgeshire CB6 3WP

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Columbine Road, Ely, Cambridgeshire, CB6 3WP

A well-presented three double bedroom family home situated on a small cul-de-sac near the park and close to The Lantern School, Ely College and the Isle of Ely Leisure Park.

- Three Storey Townhouse
- Living / Dining Room
- Kitchen
- Entrance Hall & Cloakroom
- Two Bedrooms & Family Bathroom to First Floor
- Principal Bedroom, Walk-In Wardrobe & Shower Room to Second Floor
- Enclosed Rear Garden
- Off Road Parking to Rear

Guide Price: £339,950



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 entrance door to front, staircase rising to first floor, radiator, useful storage cupboard with shelving, wall mounted thermostat.

LIVING ROOM/DINING ROOM 15'3" x 13'0" (4.65m x 3.95m) maximum measurements. Double glazed patio doors opening to rear and double glazed windows, wood flooring, two radiators, useful understairs storage cupboard.

KITCHEN 12'0" x 6'3" (3.65m x 1.90m) Double glazed window to front aspect. Fitted in 2015 with a matching range of wall and base units with work surfaces over, inset stainless steel sink with mixer tap over, four ring gas hob with built-in oven below and extractor canopy over, cupboard housing the Vaillant gas boiler (installed in 2021), plumbing for washing machine, space for dishwasher, space for fridge freezer, ceramic tiled flooring.

DOWNSTAIRS CLOAKROOM with opaque double glazed window to front aspect. Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Radiator, wood flooring.

FIRST FLOOR LANDING with radiator, staircase rising to second floor.

BEDROOM TWO 13'0" x 10'4" (3.95m x 3.15m) with two double glazed window to front aspect. Radiator.

BEDROOM THREE 13'0" x 10'6" (3.95m x 3.20m) with double glazed window to rear. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and panel enclosed bath with tiled splashbacks. Shaver point, extractor fan, radiator, vinyl flooring.

SECOND FLOOR BEDROOM ONE 13'0" x 12'8" (3.95m x 3.85m) with double glazed dormer window to front aspect. Radiator. Door leading to walk-in wardrobe with shelving and storage, radiator and airing cupboard which houses the water tank.

SHOWER ROOM Fitted with a three piece suite comprising 800mm corner shower cubicle with mermaid splashbacks, low level WC and vanity unit with inset wash hand basin. Velux window to rear, vinyl flooring, radiator.

EXTERIOR to the front is a small low maintenance garden with wrought iron fencing. The fully enclosed rear garden has been hard landscaped to create a low maintenance lifestyle with a patio directly from the property, plant and shrub borders and a gravel area which in turn leads to the gated access and to the rear parking area. Outside tap.





Tenure The property is Freehold

Council Tax Band C

EPC C (77/88)

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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. 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