



Lynn Road, Ely, Cambridgeshire, CB6 1DD

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A rare opportunity to purchase a centrally located three bedroom, three storey, town house with garage and parking, literally a few minutes' walk from the High Street and Cathedral.

- Entrance Hall
- 'L' Shaped Sitting/Dining Room
- Cloakroom
- Fitted Kitchen
- Three Bedrooms (One with En-Suite)
- Shower Room (Formerly Bathroom)
- Front & Rear Gardens
- Rare benefit of a Garage & Two Parking Spaces
- Central City Location

Guide Price: £425,000



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 Entrance door with double glazed insets, wood effect flooring, staircase rising to first floor with useful cupboard under, radiator, doors to Living Room, Kitchen and Cloakroom.

CLOAKROOM Fitted with a suite in white comprising WC and corner wash hand basin with tiled splashbacks. Radiator.

'L' SHAPED LIVING ROOM/DINING ROOM 15'3" x 9'9" (4.66m x 2.98m) extending to 15' 5" (4.75) in Dining area. Double glazed window and double French doors to rear garden, wood effect flooring, two radiators.

KITCHEN 9'10" x 8'4" (3.00m x 2.55m) with double glazed sash window to front. Comprehensively fitted with a matching range of wall and base units with roll edge work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit with mixer tap. Fitted drawers, plumbing and space for slimline dishwasher (subject to measurements) and space for washing machine. Built-in cooking appliances include an electric oven/grill with four ring gas hob and extractor hood over.

FIRST FLOOR LANDING with sash window to front, staircase rising to second floor, radiator, built-in cupboard with hot water cylinder and linen shelf above.

BEDROOM TWO 15'3" x 8'4" (4.65m x 2.53m) with two double glazed windows to rear. Radiator.

BEDROOM THREE 9'10" x 8'8" (3.00m x 2.65m) with double glazed window to front. Radiator.

SHOWER ROOM Formerly the bathroom, now with a suite comprising pedestal wash hand basin with tiled splashbacks, WC and 1.64m wide shower cubicle with folding panel and mermaid/aqua boarding. Two stage shower with 6" circular overhead drencher and separate hand held attachment. Radiator.

SECOND FLOOR PRINCIPAL BEDROOM 11'9" x 11'9" (3.59m x 3.58m) plus dormer. Double glazed dormer window to front. Radiator. Walk-in wardrobe/cupboard (1.58m x 1.7m) with hanging rails to each side having two shelves over.

EN-SUITE BATHROOM with Velux window to rear. Suite comprising panel enclosed bath with shower unit over and fully tiled surround, wash hand basin with tiled splashbacks and close coupled WC. Radiator.

EXTERIOR The property is set back from the road behind a front garden which is predominantly paved/block paved with a bed and iron railings and gate to the front. The rear garden is set in a cottage style and consists of a paved patio beyond which it is gravelled with a further circular paved area from which in turn there is a pathway leading to the rear gate. Two raised beds with a variety of shrubs and perennials, summer house, **GARAGE** and two parking spaces.





Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

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Ref GVD/6739

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.