



Hereward Street, Ely, Cambridgeshire CB6 3BP

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Hereward Street, Ely, Cambridgeshire CB6 3BP

An extended three/four bedroom semi-detached family home with potential to create an annexe (STP) situated just a short walk from St. Johns School and the City centre.

- Entrance Hall
- Sitting Room
- Study/Bedroom Four
- Family Room
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom & Separate WC
- Off Road Parking
- Good Sized Enclosed Rear Garden

Guide Price: £395,000



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 entrance door to front aspect, staircase rising to first floor with useful storage recess under, radiator, vinyl flooring.

SITTING ROOM 16'11" x 10'4" (5.15 m x 3.15 m) with double glazed window to front aspect, two double radiators.

FAMILY ROOM 11'0" x 9'9" (3.35 m x 2.96 m) with double glazed window to front aspect, double radiator.

OPEN PLAN KITCHEN/DINING ROOM

DINING AREA 14'2" x 9'11" (4.32 m x 3.02 m) with double glazed window to rear aspect, double radiator, ceramic tiled flooring, space for fridge freezer, base units and shelving with work surfaces over. Opening to:-

KITCHEN AREA 9'8" x 8'0" (2.95 m x 2.45 m) Fitted with an attractive range of wall and base units with work surfaces over, feature splashbacks, inset stainless steel sink unit with mixer tap, built-in four ring Bosch hob with extractor canopy over and built-in single oven. Double glazed window to rear aspect, ceramic tiled flooring, door to rear garden.

UTILITY ROOM with opaque double glazed window to side aspect. Fitted with base and wall units having work surfaces over, plumbing for washing machine, wall mounted Vaillant boiler. Vinyl flooring. Opening to further recess with cloakroom area, hanging space.

STUDY/BEDROOM FOUR 10'1" x 5'11" (3.08 m x 1.80 m) with double glazed window to rear aspect, radiator, vinyl flooring.

FIRST FLOOR LANDING with double glazed window to rear aspect.

BEDROOM ONE 13'11" x 9'10" (4.25 m x 3.00 m) with double glazed window to front aspect, radiator, useful built-in wardrobe with shelving and hanging space.

BEDROOM TWO 11'2" x 9'11" (3.40 m x 3.02 m) with double glazed window to front aspect, double radiator, built-in single wardrobe with hanging space.

BEDROOM THREE 10'4" x 6'9" (3.16 m x 2.05 m) with double glazed window to rear aspect, radiator.

BATHROOM Fitted with a two piece suite comprising wash hand basin and bath with separate shower over. Tiled splashbacks, double radiator, opaque double glazed window to rear aspect, access to loft.

SEPARATE WC with opaque double glazed window to rear aspect. Comprising low level WC, tiled splashbacks and vinyl flooring.

EXTERIOR To the front the property has a block paved driveway to allow off road parking for several vehicles. Side gated access the leads to the rear garden.

The rear garden is an excellent size and enclosed by wood panel fencing. It is mainly laid to lawn with large raised vegetable beds to one side and pathway leading to the rear where there is a timber shed. There is also a large patio area directly behind the property.

Tenure The property is Freehold

Council Tax Band B **EPC** C (72/83)

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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.