



Beresford Road, Ely, Cambridgeshire CB6 3WA

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Beresford Road, Ely, Cambridgeshire, CB6 3WA

A beautifully presented three bedroom semi-detached home with garage and south facing garden, situated in the highly sought after Beresford Road development.

- Open Plan Living Room/Dining Room
- Refitted Kitchen
- Downstairs Cloakroom
- Three Bedrooms (One with En-Suite Shower Room)
- Two Further Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Driveway Parking
- Garage

Guide Price: £375,000



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.

OPEN PLAN LIVING ROOM / DINING ROOM

LIVING AREA 14'6" x 13'1" (4.41 m x 4.00 m) with entrance door and double glazed window to front aspect, radiator, useful understairs storage cupboard, laminate flooring continuing through to:-

DINING AREA 10'6" x 7'9" (3.20 m x 2.35 m) with radiator, double glazed double patio doors opening to recently landscaped rear garden. Opening to:-

KITCHEN 10'0" x 8'6" (3.05 m x 2.60 m) Recently fitted with an attractive range of wall and base units with work surfaces over, inset ceramic single drainer sink unit with mixer tap over and glass splashback, water softener, five ring induction hob with stainless steel extractor canopy over and glass splashback and built-in single oven. Other built-in appliances include fridge freezer and dishwasher. Full length radiator, laminate flooring.

UTILITY ROOM Fitted with a range of wall and base units with work surfaces over, plumbing for washing machine and space for tumble dryer, cupboard housing Glow-worm gas boiler serving the central heating and hot water systems, radiator, laminate flooring and door leading to rear garden.

DOWNSTAIRS CLOAKROOM Fitted with an attractive two piece suite comprising low level WC and vanity unit with inset wash hand basin. Tiled splashbacks, opaque double glazed window to front aspect, radiator.

FIRST FLOOR LANDING with access to loft, built-in airing cupboard and radiator.

BEDROOM ONE 9'10" x 9'8" (3.00 m x 2.95 m) with double glazed window to front aspect, sunken spotlights, radiator, built-in overstairs storage cupboard.

EN-SUITE SHOWER ROOM Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and shower cubicle. Opaque double glazed window to front aspect, laminate flooring.

BEDROOM TWO 10'2" x 8'0" (3.10 m x 2.45 m) with double glazed window to rear aspect, radiator.

BEDROOM THREE 8'0" x 6'3" (2.45 m x 1.90 m) with double glazed window to rear aspect, radiator.

BATHROOM Fitted with an attractive three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Tiled surrounds, laminate flooring.

EXTERIOR To the front of the property is a lawned garden with adjacent driveway for off road parking for two vehicles and in turn leads to the garage. Side gated access leads to the rear. The south facing rear garden is fully enclosed by wood panel fencing and has been landscaped with raised feature bedding, plant and shrub borders and large patio area directly from the property.

GARAGE with up and over doors to both front and rear allowing dual access. Power and lighting.





Tenure The property is Freehold

Council Tax Band C **EPC** To follow

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Ref MJW/6797

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.