



Lumley Close, Ely, Cambridgeshire CB7 4FF

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Lumley Close, Ely, Cambridgeshire, CB7 4FF

A two bedroom mid terraced house with rear garden and allocated parking space situated on an established development and with the benefit of no upward chain.

- Entrance Hall
- Fitted Kitchen
- Living Room Overlooking Garden
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Rear Enclosed Garden
- Off Street Parking
- No Upward Chain

Guide Price: £239,950



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 aspect.

KITCHEN 8'8" x 7'10" (2.64 m x 2.39 m) Fitted with a matching range of wall and base units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap and tiled splashbacks. Built-in cooking appliances include four ring gas hob with extractor hood over and oven below. Spaces for fridge freezer and washing machine. Double glazed window to front aspect, vinyl flooring.

LIVING ROOM 15'3" x 11'11" (4.65 m x 3.63 m) maximum measurements. double glazed patio doors opening to rear garden, staircase rising to first floor, radiator.

FIRST FLOOR LANDING

BEDROOM ONE 11'11" x 11'10" (3.63 m x 3.61 m) with double glazed window overlooking rear garden, radiator.

BEDROOM TWO 12'1" x 5'7" (3.68 m x 1.70 m) with double glazed window to front aspect, hatch to roof space, radiator.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath, low level WC and vanity unit with inset wash hand basin. Tiled surrounds, extractor fan.

EXTERIOR To the front of the property is a small, gravelled area with established shrubs. The enclosed rear garden is laid to lawn with a patio area and timber shed.

AGENTS NOTE Please note the photographs were taken before the current tenant took occupation.

Tenure - The property is freehold.

Council Tax - Band B

EPC C (72/87)

Viewing - By Arrangement with Pocock & Shaw
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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.