



Beresford Road, Ely, Cambridgeshire CB6 3WD

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Beresford Road, Ely, Cambridgeshire CB6 3WD

A well-proportioned semi-detached two bedroom house which lies in an appealing position setback behind a green in this sought after development, a little over a mile from the City centre.

- Entrance Hall & Cloakroom
- Kitchen
- Living Room
- Two Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway Parking

Guide Price: £279,950



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, staircase rising to first floor and radiator.

DOWNSTAIRS CLOAKROOM with window to side aspect. Fitted with a two piece suite comprising low level WC and corner wash hand basin with tiled splashbacks. Radiator.

LIVING ROOM 15'1" x 11'11" (4.59 m x 3.63 m) with double glazed window and double doors opening to garden. Radiator. Built-in under stairs cupboard.

KITCHEN 11'10" x 7'5" (3.61 m x 2.26 m) with window to front aspect. Fitted with a matching range of wall and base units with drawers and roll edge work surfaces over, built-in dishwasher, inset double drainer sink unit with mixer tap and tiled splashbacks. Gas boiler serving central heating and hot water systems. Spaces for upright fridge/freezer (subject to measurements) and washing machine. Built in electric oven with induction hob over. Radiator.

FIRST FLOOR LANDING with window to side aspect, hatch to partially boarded loft and doors to bedrooms.

BEDROOM ONE 11'6" x 11'1" (3.51 m x 3.39 m) with two windows to the front overlooking the green, built-in double wardrobe, cupboard housing hot water cylinder and radiator.

BEDROOM TWO 10'8" x 8'6" (3.25 m x 2.58 m) Built-in cupboard with hanging rail, double glazed window to rear, radiator.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath with tiled surrounds and shower unit over, WC and wash hand basin with tiled splashbacks. Radiator, double glazed window to rear.

EXTERIOR The property lies in a lovely position overlooking an amenity green with mature trees and shrubs towards an end of a spur off Beresford Road consisting of just six properties. It is set back behind a front garden with slate beds either side of a pathway and iron railings. Adjacent to this is a driveway providing hard standing for at least one vehicle.

The rear garden has a side gated access and consists of a paved patio beyond which is laid to lawn with several shrubs, timber panel fencing and a storage shed.

Tenure The property is Freehold

Council Tax Band B

EPC C (70/88)

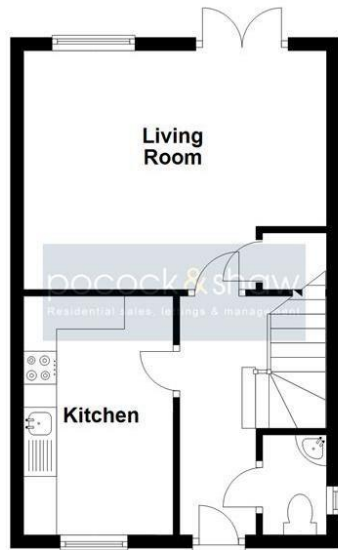
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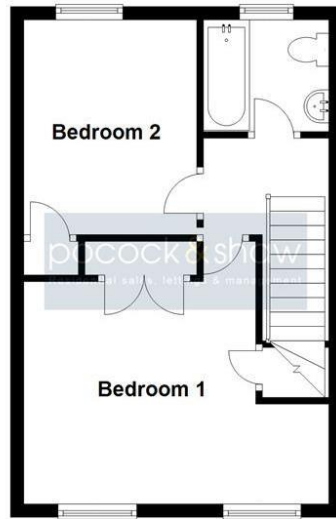




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, all details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, if shown, have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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.