



**John Amner Close, Ely, Cambridgeshire CB6 1DT**

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## John Amner Close, Ely, Cambridgeshire CB6 1DT

A greatly improved one bedroom property conveniently situated within a cul-de-sac location and is in walking distance to City amenities. Boasting a modern kitchen, lounge, double bedroom, shower room, updated shower room, garden, driveway and garage. Viewing highly recommended.

- One Bedroom
- Central Location
- Updated Kitchen and Shower Room
- Driveway and Garage
- Garden

**Guide Price: £220,000**



**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 Hallway** with door to front aspect.

**LOUNGE** 16'5" x 9'8" (5.01 m x 2.95 m) with double glazed bay window and staircase rising to first floor.

**KITCHEN** 13'2" x 5'3" (4.02 m x 1.60 m) with single sink unit with electric heated water tap, electric oven, hob and extractor hood above. Fitted with matching units including wall mounted units, base units and drawers. Plumbing for utilities. Double glazed window.

**FIRST FLOOR LANDING** with electric radiator.

**BEDROOM ONE** 10'6" x 9'7" (3.19 m x 2.93 m) with fitted wardrobes and storage cupboard, dual aspect room with double glazed window to front and side.

**SHOWER ROOM** with double sized walk-in shower, low level WC, wash hand basin, double glazed window.

**EXTERIOR** The property benefits from an enclosed garden to front with lawn and established borders with plants and shrubs. To the right hand side of the property you will find a driveway and garage.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** D (59/91)

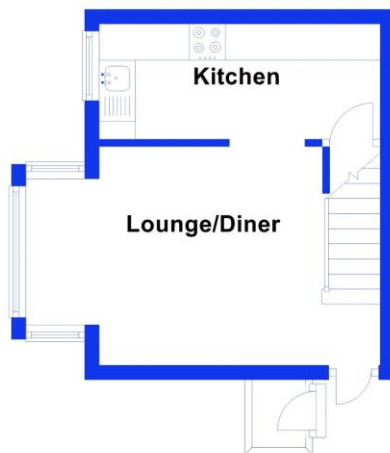
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**Ref** CWH/7102



### Ground Floor

Approx. 20.2 sq. metres (217.2 sq. feet)



### First Floor

Approx. 18.2 sq. metres (196.0 sq. feet)



Total area: approx. 38.4 sq. metres (413.2 sq. feet)

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.