



Abbots Way, Ely, Cambridgeshire CB6 3AJ

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A well-presented three bedroom mid-terrace home situated in an established development close to Ely College and the Isle of Ely Leisure Village.

- Entrance Porch & Hallway
- Open Plan Sitting Room/Dining Room
- Kitchen
- Rear Lobby/Utility
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Parking & Garage to Rear

Guide Price: £259,950



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 PORCH with entrance door and double glazed window to front aspect, door into:-

ENTRANCE HALL with staircase rising to first floor, radiator, door to:-

OPEN PLAN SITTING ROOM / DINING ROOM

SITTING ROOM 13'11" x 13'0" (4.25 m x 3.95 m) with double glazed window to front aspect, gas fire with feature hearth and surround, radiator, opening to:-

DINING ROOM 10'2" x 7'1" (3.10 m x 2.15 m) with double glazed sliding patio doors opening to rear garden, radiator, opening to:-

KITCHEN 9'8" x 9'0" (2.95 m x 2.75 m) Fitted with an attractive range of wall and base units with work surfaces over, metro styled tiled splashbacks and inset single drainer stainless steel 1 & 1/2 bow sink unit with mixer taps. Built-in four ring gas hob with extractor canopy over and Hotpoint oven below. Space for fridge freezer, vinyl flooring and useful understairs pantry style cupboard with shelving.

REAR LOBBY/UTILITY 8'6" x 5'6" (2.60 m x 1.68 m) with double glazed window and door opening to rear. Work surface with plumbing & space for washing machine and dishwasher, vinyl flooring.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 13'11" x 8'8" (4.25 m x 2.65 m) with double glazed window to front aspect. Built-in double wardrobe with overhead storage and hanging space, two further wardrobes with rail and shelving. Radiator.

BEDROOM TWO 9'10" x 8'0" (3.00 m x 2.45 m) with double glazed window to rear aspect. Radiator. Airing cupboard housing water cylinder and slatted shelves.

BEDROOM THREE 7'7" x 6'11" (2.30 m x 2.10 m) with double glazed window to front aspect. Radiator. Useful overstairs storage cupboard.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with tiled splashbacks. Heated towel rail, laminate flooring, opaque double glazed window to rear aspect.

EXTERIOR To the front, the property is approached by a pathway with lawned areas either side. The rear garden is fully enclosed with wood panel fencing and is mainly laid to lawn with a variety of plant and shrub borders, patio area and pathway leads to the rear gated access which in turn leads to the off road parking and garage.

Tenure The property is Freehold

Council Tax Band B **EPC** D (61/86)

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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. (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.