



Meadow Way, Ely, Cambridgeshire CB6 3EX

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4 Meadow Way, Ely, Cambridgeshire, CB6 3EX

A three double bedroom mid-terrace house situated on this popular residential development within walking distance of St John's Primary School which benefits from a car port and single garage.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM INTERCONNECTING TO
- DINING ROOM
- KITCHEN
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- REAR GARDEN

Guide Price: £379,950



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 Front door, radiator, wood effect flooring. Staircase to first floor.

CLOAKROOM White suite comprising low level WC, pedestal wash basin, radiator, wood effect flooring.

SITTING ROOM 14'1" x 13'9" (4.29 m x 4.18 m) Double glazed doors leading to rear garden. Fireplace with inset stone gas fire on marble hearth with marble insets. Understairs storage cupboard and two radiators.

DINING AREA 10'9" x 9'8" (3.28 m x 2.94 m) Double glazed window facing front aspect. Radiator.

KITCHEN 11'0" x 9'8" (3.35 m x 2.94 m) Stainless steel sink unit with mixer taps. Range of base units with drawers and work surfaces over and matching range of wall mounted cupboards. Double built in oven and grill, four ring gas hob with extractor over. Plumbing for automatic washing machine, and space for other appliances. Wall mount gas boiler supplying heating and hot water. Window to rear aspect.

LANDING Double glazed window facing front aspect. Hatch to roof space and airing cupboard with hot water cylinder and linen shelf.

PRINCIPAL BEDROOM 14'1" x 13'9" (4.28 m x 4.18 m) Double glazed window facing rear aspect, radiator, range of built-in wardrobes. Two radiators. Door to:

ENSUITE SHOWER ROOM Comprising double shower cubicle, wash hand basin with storage below, low level WC, tiled surrounds. Opaque double-glazed window.

BEDROOM TWO 11'10" x 10'0" (3.60 m x 3.04 m) Double glazed window facing rear aspect Radiator.

BEDROOM THREE 13'5" x 6'11" (4.08 m x 2.12 m) Double glazed window. Radiator.

FAMILY BATHROOM Comprising panel bath with shower over, pedestal wash basin, low level WC.

EXTERIOR Set back with front garden, lawn and mature hedge. Brick and gravel drive leading to car port and garage with hard standing for two vehicles. Rear garden with terrace from house then predominately laid to lawn with young trees and lavender bushes.

Tenure The property is Freehold

Council Tax Band C

EPC (69/83)

Viewing By Arrangement with Pocock & Shaw

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

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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.