



**Morton Close, Ely, Cambridgeshire CB7 4FE**

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## Morton Close, Ely, Cambridgeshire CB7 4FE

A well-presented two double bedroom semi-detached home with a recently replaced kitchen and situated on a generous corner plot with potential to extend (STP). No Upward Chain.

- Entrance Hall
- Lounge/Diner
- Recently Replaced Kitchen
- Two Double Bedrooms
- Bathroom
- Spacious Rear Garden
- Driveway Parking & Garage
- Potential to Extend (STP)
- No Upward Chain

**Guide Price: £289,950**





**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.

**LOUNGE/DINER** 14'9" x 11'8" (4.50 m x 3.56 m) with double glazed patio doors opening to rear garden. Radiator.

**KITCHEN** 9'8" x 7'9" (2.95 m x 2.36 m) narrowing to 5'5" Fitted with a matching range of wall and base units with work surfaces over and tiled splashbacks. Inset single drainer sink unit, single electric oven and four ring gas hob with extractor over, plumbing for washing machine, new fridge/freezer and double glazed window to front aspect.

## FIRST FLOOR LANDING

**BEDROOM ONE** 11'8" x 8'9" (3.56 m x 2.67 m) with double glazed window to rear aspect. Radiator.

**BEDROOM TWO** 11'9" x 8'5" (3.58 m x 2.57 m) with airing cupboard housing combi boiler, access into loft space, double glazed window to front aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising panel enclosed bath with mixer tap and shower attachment, low level WC and wash hand basin.

**EXTERIOR** Open plan front garden with pathway to front door. Adjacent driveway leads to the garage and provides off road parking for at least two vehicles. The deceptively spacious rear and side gardens are predominantly laid to lawn and enclosed by wood panel fencing.

**GARAGE** 16'8" x 8'2" (5.08 m x 2.49 m) with up and over door, power and light.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-7156







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.