



Nutholt Lane, Ely, Cambridgeshire CB7 4PL

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Incredibly well presented end of terrace property situated within a central City location benefiting with the advantage of no onward chain. Offering three bedrooms, two reception rooms, modern fitted kitchen, shower room and enclosed rear garden.

- Entrance Hall
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Bedrooms
- Family Shower Room
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £360,000



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 HALL with door to front aspect. Radiator.

SITTING ROOM 13'6" x 10'4" (4.12 m x 3.15 m) with double glazed bay window to front aspect, radiator, log burning stove.

DINING ROOM 13'8" x 12'0" (4.17 m x 3.65 m) with under stairs storage cupboard, radiator and French doors opening to rear garden.

KITCHEN 14'3" x 8'0" (4.35 m x 2.43 m) with two double glazed windows to rear aspect and door leading to rear garden. Fitted with a range of matching units including wall mounted units, base units and drawers. Inset one and a quarter stainless steel sink unit and drainer. Built-in rangemaster style cooker with stainless steel splashback and extractor hood above. Space for freestanding fridge freezer, vertical radiator, integral dishwasher and washing machine, wall mounted gas fired boiler.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 13'7" x 12'0" (4.15 m x 3.65 m) with double glazed window to front aspect with views towards Ely Cathedral. Radiator.

BEDROOM TWO 12'0" x 10'7" (3.67 m x 3.22 m) with double glazed windows to rear aspect. Radiator.

BEDROOM THREE 8'0" x 7'11" (2.45 m x 2.42 m) with double glazed window to rear aspect. Radiator.

FAMILY SHOWER ROOM Fitted with a shower cubicle with drencher size showerhead, low level WC, wash hand basin and heated towel rail. Double glazed window.

EXTERIOR To the rear of the property you will find a fully enclosed garden with lawn and established borders with a variety of mature plants and shrubs, paved patio and gravel area to rear. Feature pathway from front to rear with Wisteria arch. We understand pedestrian right of way is granted via the neighbouring property (7) to gain access to rear garden.

AGENTS NOTE There is a right of way for the Bowls Club from their fire escape through the back gate down to the side gate in case of emergency.

Tenure The property is Freehold

Council Tax Band B **EPC** D (63/85)

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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. 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.