



**Lynn Road, Ely, Cambridgeshire CB6 1DL**

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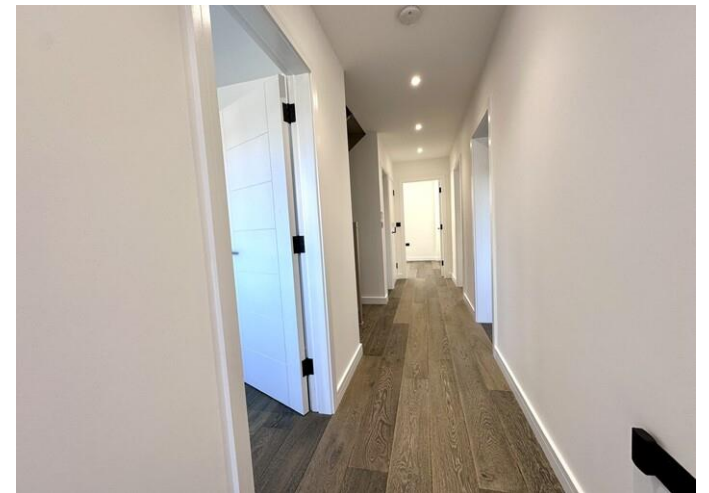


## Lynn Road, Ely, Cambridgeshire, CB6 1DL

A rare opportunity to acquire a new two bedroom detached bungalow with a large loft room situated on a generous plot off one of Ely's most sought after locations.

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN/DINING ROOM
- TWO BEDROOMS
- BATHROOM
- TWO LOFT ROOMS
- GENEROUS PLOT
- AMPLE OFF ROAD PARKING

**Guide Price: £550,000**



**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 entrance door to front aspect, staircase rising up to loft room, useful understairs storage recess. Further built-in cupboard housing fuse box. Door to:-

**SITTING ROOM** 14'3" x 11'2" (4.35 m x 3.40 m) with double glazed window to front aspect, underfloor heating throughout ground floor, opening to:-

**KITCHEN/DINING ROOM** 18'8" x 11'0" (5.70 m x 3.35 m) Fitted with an attractive range of wall and base units with a mixture of vinyl and Dekton Laurent stone work surfaces over and splashbacks. Inset sink unit with mixer taps over, built-in appliances include dishwasher, fridge freezer and four ring electric hob. Double doors opening to rear.

**BEDROOM ONE** 13'9" x 8'9" (4.20 m x 2.67 m) with double glazed window to rear aspect.

**BEDROOM TWO** 9'8" x 8'6" (2.95 m x 2.60 m) with double glazed window to front aspect, built-in cupboard housing the Grant water pressure and underfloor heating systems.

**BATHROOM** Fitted with an attractive three piece suite comprising low level WC, vanity unit with inset wash hand basin and bath with shower over. Double glazed window to side aspect. Marble effect porcelain tiles throughout, heated towel rail.

**LOFT ROOM ONE** 11'4" x 8'6" (3.45 m x 2.60 m) opening into:-

**LOFT ROOM TWO** 11'4" x 6'7" (3.45 m x 2.00 m) door leading to a storage cupboard measuring 3.45m x 2.47m.

**EXTERIOR** The property is situated on a generous plot with direct access from Lynn Road. To the front of the property there is ample block paved parking with feature lighting, a large garden stretches around to the side with a mature established tree line.

The enclosed rear garden has a large decking area and is predominantly laid to lawn.

**Tenure** The property is Freehold

**Council Tax** Band

**EPC** TBC

**Viewing** By Arrangement with Pocock & Shaw

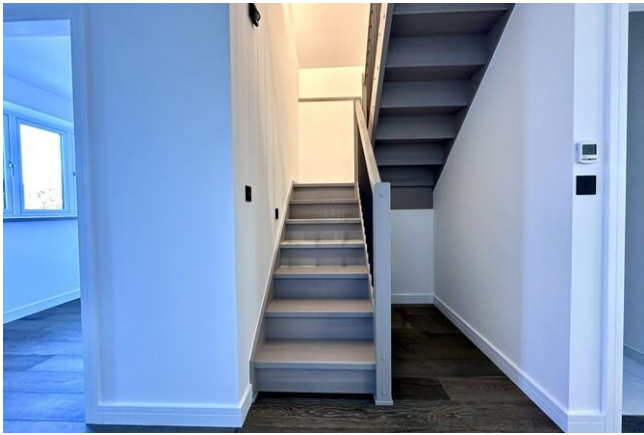
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the 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.