



Morton Close, Ely, Cambridgeshire, CB7 4FE

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A charming three bedroom modern home situated on a corner plot with conservatory and single garage.

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN/DINING ROOM
- CONSERVATORY
- CLOAKROOM
- LANDING
- THREE BEDROOMS
- RECENTLY REFITTED BATHROOM
- GARDENS
- GARAGE

Guide Price: £335,000



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 Door leading to entrance hallway with stairs leading to first floor, single radiator, laminate flooring, wall mounted thermostat.

SITTING ROOM 15'0" x 9'6" (4.57 m x 2.90 m) with two UPVC glazed windows to front aspect, double radiator, useful understairs storage cupboard and understair recess, laminate flooring.

KITCHEN/DINING ROOM 15'0" x 9'6" (4.57 m x 2.90 m) the dining area with sliding patio doors opening to conservatory, wall mounted Vaillant Combi boiler, double radiator, ceramic tiled flooring and opening to the kitchen area. The KITCHEN AREA RECENTLY FITTED with an attractive range of high gloss base and wall units with tiled splashback, feature splashback behind four-ring electric Zanussi hob, Zanussi extractor canopy over, stainless steel sink with mixer tap, UPVC glazed window to rear aspect, plumbing for washing machine and space for fridge freezer and ceramic tiled flooring.

CONSERVATORY 12'4" x 9'6" (3.75 m x 2.90 m) (currently being used as a pet salon) with heated towel rail, vinyl flooring and UPVC glazed patio doors opening to the rear garden.

REFITTED CLOAKROOM () with an attractive two-piece suite of low level WC, wash hand basin, opaque UPVC glazed window to rear aspect, fully tiled walls, wall mounted fuse box, single radiator and ceramic tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE 11'6" x 8'4" (3.50 m x 2.55 m) UPVC glazed window to front aspect, built-in wardrobes and overhead storage around bed, single radiator, further built-in wardrobe with overhead storage and hanging space, built-in dressing table, laminate flooring.

BEDROOM TWO 9'6" x 8'4" (2.90 m x 2.55 m) with UPVC glazed window to rear aspect, single radiator, built-in double wardrobe with overhead storage and hanging space, an useful over stairs storage cupboard, laminate flooring.

BEDROOM THREE 8'6" x 6'5" (2.60 m x 1.95 m) UPVC glazed window to front aspect, single radiator, laminate flooring.

REFITTED BATHROOM with a three-piece suite comprising of a pea-shaped bath with a shower attachment over, low level WC, wash hand basin, fully tiled surround, heated towel rail, opaque UPVC glazed window to rear aspect, ceramic tiled flooring.

EXTERIOR To the front there is a landscape front garden with pathway leading up to the front door. Side gated access in turn leads to the rear garden.

REAR GARDEN is fully enclosed and is mainly laid to lawn with plant and shrub borders. To the rear is a covered "Relax" area with decking, power and mood lighting and personal door in turn leads to the garage. Further timber shed with power and lighting.

GARAGE 16'2" x 8'2" (4.92 m x 2.50 m) is currently used as a gym and has power and lighting.

Tenure The property is Freehold

Council Tax Band

EPC (73/85)

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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.

