



Henley Way, Ely, CB7 4YH

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Henley Way, Ely, Cambridgeshire CB7 4YH

A three bedroom detached house in a popular location situated just over one mile from the City centre. No upward chain.

- Entrance Lobby & Cloakroom
- Lounge/Dining Room & Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £359,950



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE LOBBY Entrance door with glazed inset.

CLOAKROOM White suite comprising wash hand basin with tile splashbacks, low level WC,

LOUNGE/DINING ROOM 21'10" x 10'8" (6.66 m x 3.24 m) Dual aspect room with window to front aspect and sliding patio doors to the rear. Two radiators, wood flooring and archway to:-

KITCHEN 8'3" x 8'1" (2.52 m x 2.46 m) Window facing rear aspect, partially glazed door to side aspect. Inset single drainer sink unit with mixer taps and tiled splash backs, range of base units with work surfaces over, matching wall mounted units. Built-in electric oven and 4 ring gas hob with extractor over. Plumbing for washing machine.

INNER HALL Staircase to first floor.

FIRST FLOOR LANDING Window to side aspect. Hatch to roof space.

PRINCIPAL BEDROOM 11'0" x 10'6" (3.35 m x 3.21 m) Window to rear aspect, built-in wardrobe, radiator.

EN-SUITE SHOWER ROOM Window to rear. Suite comprising wash hand basin with tiled splashback, low level WC, tiled shower cubicle. Radiator and extractor fan.

BEDROOM TWO 11'3" x 9'4" (3.43 m x 2.85 m) Window to front aspect. Radiator and built-in wardrobe.

BEDROOM THREE 9'9" x 7'11" (2.96 m x 2.41 m) Window to rear aspect and radiator.

FAMILY BATHROOM Comprising white suite with panel bath and tiled surrounds. Pedestal wash basin with tiled splashbacks, low level WC, radiator and extractor.

EXTERIOR The property is set back from the road behind a front garden which is primarily hard standing for parking. To the rear of the property is a rear garden which is laid to lawn and a paved patio.

GARAGE 16'1" x 8'3" (4.90 m x 2.52 m)

Tenure The property is Freehold

Council Tax Band D **EPC** C (72/84)

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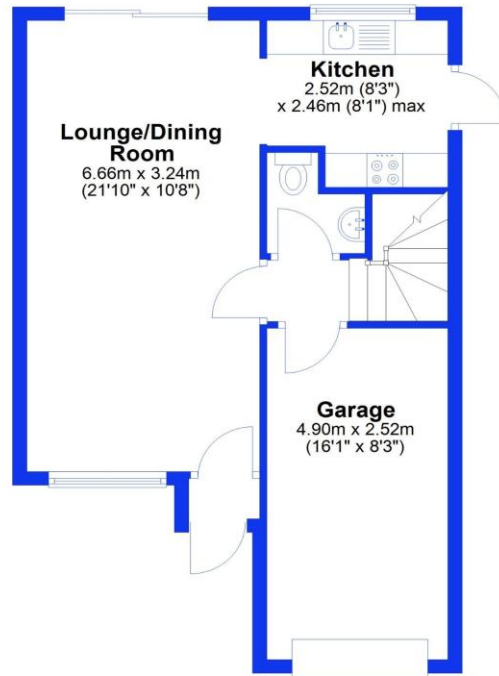
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Ground Floor

Main area: approx. 33.9 sq. metres (365.4 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Main area: Approx. 75.4 sq. metres (811.5 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.8 sq. feet)

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.