

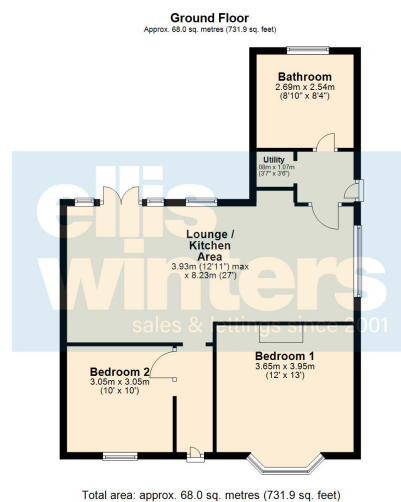
£250,000

River Close, Mepal, Ely, Cambridgeshire CB6 2AN



To arrange a viewing call us now on 01354 694900

Nestled within a cul-de-sac, this stunning two-bedroom semi-detached BUNGALOW is available for sale with NO FORWARD CHAIN, ensuring a smooth and hassle-free transaction. This BEAUTIFULLY PRESENTED home boasts a contemporary open-plan kitchen, dining, and living area, perfect for entertaining and everyday living. Both double bedrooms are generously sized, offering comfort and versatility. Step outside to discover a good-sized garden at the rear, ideal for gardening enthusiasts or for enjoying sunny afternoons. Don't miss the opportunity to make this charming bungalow your new home!



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LOUNGE/KITCHEN AREA

8.23m (27') x 3.93m (12'11") max.

The kitchen area has been re-fitted with a modern range of wall and base units housing an eye level AEG oven and microwave side by side, AEH induction hob with extractor over, integrated dishwasher, space for fridge/freezer, 1½ size sink, wooden worktops and window to side.

The lounge area has double doors leading out onto the patio area of the rear garden.

AGENTS NOTE

Part Exchange is available on this property, subject to terms and conditions.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold

East Cambridgeshire District Council tax band B

Energy rating D



UTILITY

1.08m (3'7") x 1.07m (3'6")

Plumbing for washing machine and space for tumble drier, built in shelving.

BEDROOM 1

3.95m (13') x 3.65m (12')

Bay window to front.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



BEDROOM 2

3.05m (10') x 3.05m (10')

Window to front.

BATHROOM

2.69m (8'10") x 2.54m (8'4")

Re-fitted with a freestanding bath, open ended double shower cubicle with large waterfall shower head, low level WC and hand wash basin set within vanity unit. Window to rear.



OUTSIDE

The front garden is open plan and laid to lawn. To the rear, the majority of the garden is laid to lawn with a large patio area. A side gate provides access to the front. There is a large shed which is in need of repair.



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