



Beresford Road, Ely, CB6 3SG

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Residential sales, lettings & management

# Beresford Road, Ely Cambridgeshire CB6 3SG

A well presented modern three bedroom property situated in a highly regarded residential development close to St. Johns school.

- Entrance Hall
- Downstairs Cloakroom
- Living Room
- Open Plan Kitchen/Dining Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage
- Gas Central Heating & Double Glazing

**Guide Price: £309,950**



**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 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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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, staircase rising to first floor, radiator.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and pedestal hand basin, tiled splashbacks and radiator.

**LIVING ROOM** 12' 11" x 12' 11" (3.96m x 3.96m) with double glazed window to side, feature electric fireplace, and radiator.

**OPEN PLAN KITCHEN/DINING ROOM** 16' 11" x 10' 0" (5.18m x 3.05m) with French doors leading to rear garden, door to rear and double glazed window to rear. Fitted with a range of matching units including base units, wall mounted units and drawers, inset 1 1/4 stainless steel single drainer sink unit, built-in oven, gas hob and extractor hood above, tiled splashbacks, plumbing for washing machine, built-in under stairs storage cupboard and radiator.

## FIRST FLOOR LANDING

**BEDROOM ONE** 10' 0" x 10' 0" (3.05m x 3.05m) with double glazed window to side, built-in wardrobes and radiator.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Radiator.

**BEDROOM TWO** 8' 11" x 8' 11" (2.74m x 2.74m) Dual aspect with double glazed windows to front and side, radiator.

**BEDROOM THREE** 8' 0" x 6' 0" (2.44m x 1.83m) with double glazed window to side, radiator.

**BATHROOM** with double glazed window to front. Fitted with a three piece suite comprising panel enclosed bath with shower attachment above, low level WC and pedestal wash hand basin, tiled splashbacks, airing cupboard housing gas boiler serving the central heating and hot water systems. Radiator.

## EXTERIOR

To the rear of the property there is a fully enclosed garden which is predominantly laid to lawn with paved patio area and personal door leading into the single garage with metal up and over door. There is also a driveway providing off road vehicular parking.

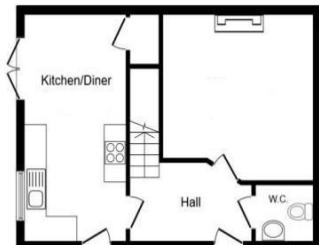
**TENURE** The property is freehold

**COUNCIL TAX** Band C

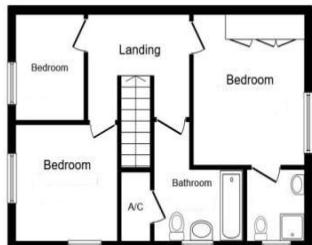
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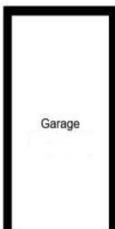




Ground Floor



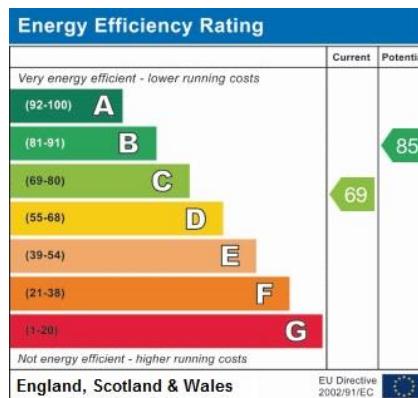
First Floor



Garage

Total floor area 100.0 sq. m. (1,076 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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



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