



Compton Fields, Ely, Cambridgeshire CB6 1ED

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An extended semi-detached property situated within a pleasant cul-de-sac location with the advantage of no upward chain. Accommodation comprising, entrance hall, lounge, kitchen, conservatory, two bedrooms, bathroom, driveway and a garage.

- Extended Semi-Detached House
- Cul-De-Sac Location
- Sitting Room
- Garden Room/Conservatory
- Two Bedrooms
- Bathroom
- Driveway
- Garage
- No Upward Chain

Guide Price: £249,950



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 HALL Door to front aspect and door to sitting room.

SITTING ROOM 17'3" x 12'4" (5.27 m x 3.76 m) Double glazed window to front aspect and stairs rising to first floor.

KITCHEN 6'11" x 12'4" (2.11 m x 3.76 m) Fitted with a range of matching units, single sink and drainer, cooker and wall mounted gas fired boiler. Door and window to rear aspect.

GARDEN ROOM/CONSERVATORY 7'8" x 11'7" (2.34 m x 3.53 m) Base units and patio doors to rear.

FIRST FLOOR LANDING

BEDROOM ONE 8'7" x 12'4" (2.61 m x 3.76 m) Two double glazed windows to front aspect.

BEDROOM TWO 6'11" x 12'4" (2.10 m x 3.76 m) Double glazed window to rear aspect.

BATHROOM Three-piece suite comprising panelled bath with shower with dual fittings, low level WC and pedestal wash hand basin. Double glazed window to rear aspect.

EXTERIOR To the right hand side of the property you will find a driveway leading to the single garage providing ample off-road vehicle parking. Gated access leads to an L shaped garden which is predominantly laid to lawn with a paved patio area to the rear of the garage.

Tenure The property is Freehold

Council Tax Band C

EPC C (69/87)

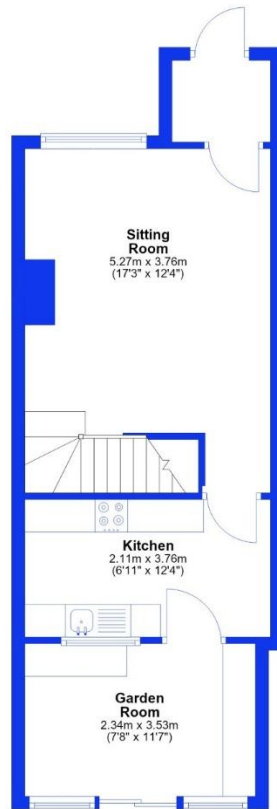
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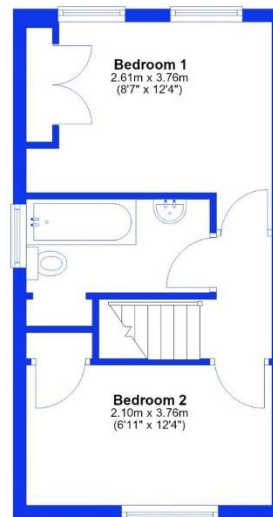


Ground Floor
Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)

First Floor
Approx. 27.6 sq. metres (297.6 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.