



**Morley Drive, Ely, Cambridgeshire CB6 3FQ**

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## Morley Drive, Ely, Cambridgeshire CB6 3FQ

A modern three bedroom end of terrace house situated on an established development close to St. Johns school and within easy access to the Ely bypass.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen / Dining Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Leasehold Garage En-Bloc
- Off Road Parking

**Offers In Excess Of: £280,000**



**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 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** With staircase rising to first floor, radiator, laminate flooring, door leading to:-

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin, tiled splashbacks, built-in cupboards, laminate flooring.

**LIVING ROOM** 14'11" x 10'4" (4.54 m x 3.14 m) Dual aspect room with double glazed windows to front and rear garden and double glazed patio doors opening to rear garden. Two radiators, laminate flooring.

**KITCHEN/DINING ROOM** 14'10" x 8'0" (4.51 m x 2.44 m) With double glazed windows to side and front. Fitted with an attractive range of wall and base units with worktop space over, inset 1 & 1/2 bowl stainless steel sink unit with mixer tap over, tiled splashbacks, four ring gas hob and electric oven with extractor canopy, radiator, laminate flooring.

**FIRST FLOOR LANDING** With access to loft, built-in airing cupboard.

**BEDROOM ONE** 10'7" x 9'1" (3.22 m x 2.77 m) with double glazed window to rear garden. Laminate flooring, built-in double wardrobe with overhead storage and hanging space, door leading to:-

**ENSUITE** 8'1" x 5'7" (2.46 m x 1.70 m) Fitted with a three piece suite comprising low level WC, circular wash hand basin with cupboard below, single shower, bespoke tiled splashbacks, shaver point, extractor fan, heated towel rail. With opaque double glazed window to front.

**BEDROOM TWO** 8'5" x 8'4" (2.56 m x 2.54 m) with double glazed window to side. Radiator, laminate flooring.

**BEDROOM THREE** 8'4" x 6'2" (2.53 m x 1.89 m) with double glazed window to front aspect. Radiator, laminate flooring.

**FAMILY BATHROOM** 6'3" x 5'7" (1.91 m x 1.69 m) Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with mixer tap and hand shower attachment. Tiled splashbacks, extractor fan and double glazed window to front aspect.

**EXTERIOR** To the front of the property is a slated garden with plants and shrubs and pathway leading to front door. The rear garden is fully enclosed with a patio area and predominantly laid to lawn with pathway leading to the gated rear access which in turn gives access to the leasehold garage en-bloc and off road parking.

**AGENTS NOTE** Garage is Leasehold - initial term of 999 years from January 2007. There is no rent to pay however the owners will need to contribute to buildings insurance.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** C (76/90)

**Viewing** By Arrangement with Pocock & Shaw

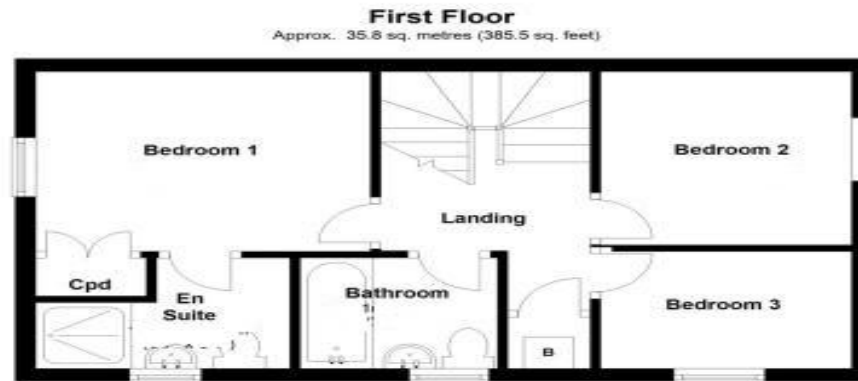
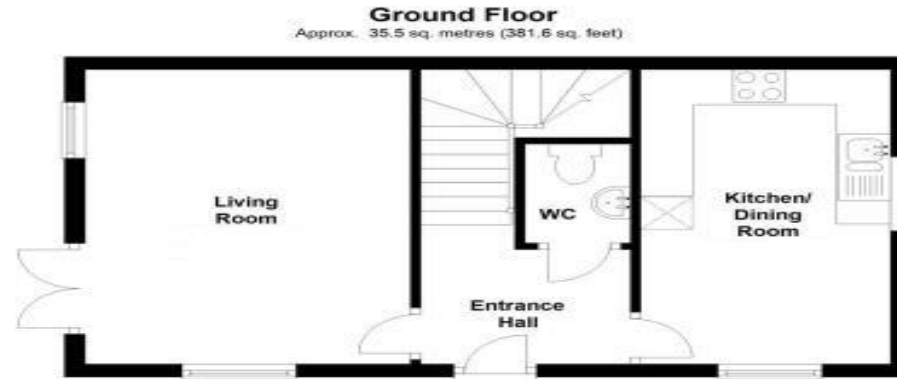
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**Ref** CWH-7469





Total area: approx. 71.3 sq. metres (767.2 sq. feet)  
Drawings are for guidance only

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.