Forsythia Road, Ely, Cambridgeshire CB6 2FU

Pocock + Shaw

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A beautifully presented two double bedroom semi-detached home with en-suite, built by Taylor Wimpey to the 'Canford' design, and being offered for sale with no upward chain.

- Semi-Detached Modern Home
- Living/Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms (One with En-Suite)
- Bathroom
- Rear Garden
- Off Road Parking for Two Cars
- No Upward Chain

Guide Price: £283,950

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 With staircase rising to first floor, radiator, laminate flooring which continues throughout the ground floor and an opening to:-

KITCHEN 9'11" x 6'1" (3.02 m x 1.85 m) Fitted with an attractive modern range of wall and base units with worksurfaces over and inset stainless steel single drainer sink unit with mixer taps over. Electric oven with four ring gas hob over with extractor canopy and splashback. Built-in appliances include fridge freezer, washing machine and slimline dishwasher. Double glazed window to front aspect.

LIVING ROOM/DINING ROOM 15'6" x 13'1" (4.73 m x 3.98 m) With double glazed windows and patio doors to rear. Laminate flooring, radiator, useful understairs storage cupboard with shelving, power and ideal for tumble drier.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator.

FIRST FLOOR LANDING With access to loft, radiator.

BEDROOM ONE 10'1" x 9'9" (3.08 m x 2.97 m) With double glazed window to rear aspect. Radiator, door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, tiled surrounds and ceramic tiled flooring.

BEDROOM TWO 13'1" x 8'5" (3.98 m x 2.56 m) With two double glazed windows to front aspect. Radiator, recess ideal for wardrobes, laminate flooring and useful over stair storage cupboard.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Fully tiled surrounds, heated towel rail and ceramic tiled flooring.

EXTERIOR Established front garden with adjacent driveway leading to off road parking for two cars. Gated access leading to the rear garden which is of a good size and is mainly laid to lawn with a patio area, outside tap and hard standing for shed.

Tenure The property is Freehold

Council Tax Band B

EPC B (84/97)

Viewing By Arrangement with Pocock & Shaw
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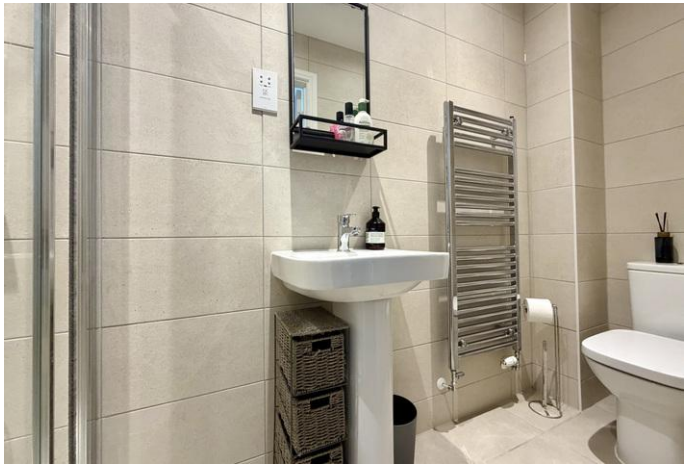

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.