



11A Tower Road, Ely, CB6 2QA

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A modern and well-presented three-bedroom detached home, offering spacious open-plan living, off-road parking and an enclosed rear garden.

This attractive property provides stylish and versatile accommodation throughout, making it an excellent choice for families, first-time buyers and those seeking a home ready to move into. The ground floor features a superb open-plan living/dining/kitchen area, creating a bright and sociable heart of the home with plenty of space for both relaxing and entertaining.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom, all finished in a clean and contemporary style.

Externally, the property benefits from parking to the front and a private rear garden, ideal for outdoor enjoyment and everyday practicality.

Early viewing is highly recommended to appreciate the space, presentation and layout on offer.  
EPC B Council Tax D

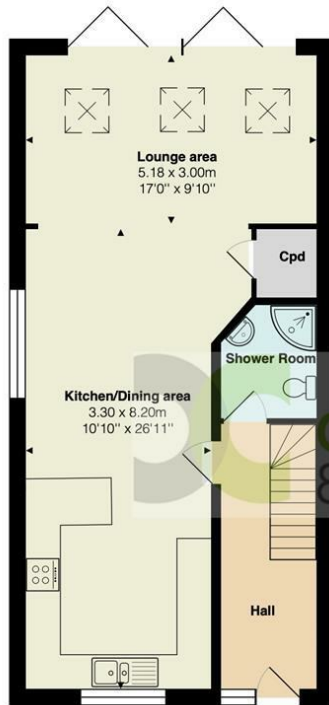
### Features

- Beautifully presented throughout with a modern finish
- Spacious open-plan living, dining and kitchen area
- Light-filled, sociable layout ideal for entertaining
- Three well-proportioned bedrooms
- Contemporary family bathroom
- Approx. 1,087 sq ft of accommodation
- Enclosed rear garden with outdoor potential
- Off-road parking to the front
- Ready to move straight into
- Great storage throughout





11a Tower Road, Sutton, Cambs. CB6 2QA



Ground Floor



About 98.0 m<sup>2</sup> ... 1055 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

## TENURE

## SERVICES

Water, Electricity and Drainage.

## LOCAL AUTHORITY

East Cambs

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		84	
		94	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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