



Cambridge Road, Ely, CB7 4HX

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Cambridge Road, Ely Cambridgeshire CB7 4HX

A beautifully presented two bedroom semi-detached home with potential to extend (STP) and situated in a prime central City location.

- Refurbished Semi-Detached Cottage
- Entrance Hall
- Dual Aspect Sitting Room
- Dining Room
- Refitted Kitchen
- Two Double Bedrooms
- Refitted Bathroom
- Enclosed Rear Courtyard
- Gas Central Heating - Recently Installed New Boiler

Guide Price: £325,000



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 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 laminate flooring, staircase rising to first floor.

SITTING ROOM 12' 9" x 10' 2" (3.89m x 3.1m)

Dual aspect with double glazed windows to front and side, laminate flooring, tiled feature 'art deco' style open fireplace, radiator.

DINING ROOM 12' 11" x 10' 9" (3.96m x 3.28m) with double glazed window to rear, laminate flooring, feature fireplace with solid fuel burner and tiled hearth, bespoke built-in cupboards, useful under stair storage cupboard, radiator, opening to:-

KITCHEN 10' 7" x 7' 1" (3.23m x 2.18m)

A refitted kitchen comprising wall and base units with work surfaces over and tiled splash backs, inset stainless steel sink unit with mixer tap, space for fridge and freezer, space and plumbing for washing machine, built-in oven, four ring gas hob and extractor canopy over. Ceramic tiled flooring, double glazed window to rear and side and double glazed door opening to side, wall mounted recently fitted Worcester gas boiler.

FIRST FLOOR LANDING with access to loft which has drop down hatch and ladder, loft has been partially converted with boarding and shelving, power and light.

BEDROOM ONE 12' 11" x 10' 2" (3.96m x 3.1m)

Dual aspect with double glazed windows to front and side, built-in feature fireplace, useful built-in cupboard, radiator.

BEDROOM TWO 11' 1" x 10' 0" (3.38m x 3.07m) with double glazed window to rear, built-in airing cupboard housing water cylinder and slatted shelves, radiator.

BATHROOM

Recently refitted with an attractive three piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with separate shower over, tiled splashbacks, chrome heated towel rail, ceramic tiled flooring, feature stained glass door and window to rear.

EXTERIOR

The property is located in a central City location within easy walking access for the railway station. To the side of the house the current owners have recently purchased extra garden space which they are currently using for off road parking (subject to reverse parking). Gated access leads to the enclosed rear court yard garden which has an excellent level of privacy and is hard landscaped with raised decking area, outside tap and a timber shed.

AGENTS NOTE

The current owners have refurbished the property throughout, including new roof, new windows & doors, Solid fuel fire, new gas boiler and new floor boards and covering in dining room. Carpet throughout.

TENURE

The property is freehold

COUNCIL TAX

Band B

VIEWINGS

By Arrangement with Pocock & Shaw

Tel: 01353 668091

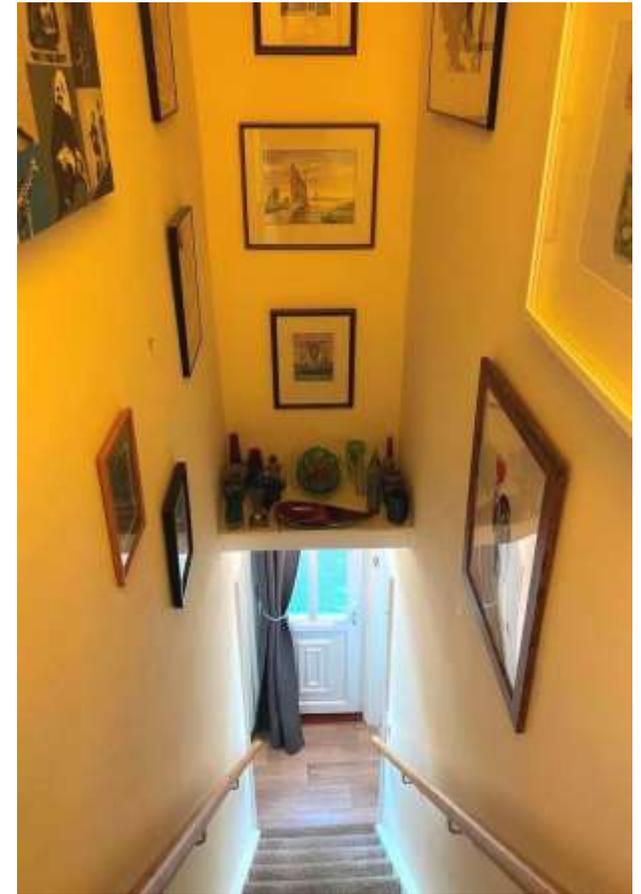
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate.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