



Kings Avenue, Ely, CB7 4PJ

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Residential sales, lettings & management

Kings Avenue, Ely Cambridgeshire CB7 4PJ

A three double bedroom 'Norbury' style family home overlooking Kings Avenue park and situated on the highly sought after Cathedral View development.

- Entrance Hall & Cloakroom
- Sitting / Dining Room
- Modern Fitted Kitchen
- Three Double Bedrooms (Master Suite with Dressing Area & En-Suite)
- Family Bathroom
- Front & Rear Enclosed Garden
- Garage En-Bloc
- Gas Central Heating & Double Glazing
- Cathedral View Development

Guide Price: £289,950



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 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 front entrance door, staircase rising to first floor, wall mounted thermostat, useful storage cupboard, radiator, laminate flooring.

SITTING ROOM / DINING ROOM

16' 6" x 13' 3" (5.03m x 4.04m) with double glazed box window to rear aspect and double glazed patio doors opening to rear. Laminate flooring, under stair storage cupboard, radiator.

KITCHEN 12' 9" x 6' 2" (3.90m x 1.90m) with double glazed window to front aspect overlooking Kings Avenue green. Fitted with an attractive range of wall and base units with worktop space over, inset stainless steel 1 & 1/2 bowl sink unit with mixer tap, four ring gas hob with stainless steel splashback and stainless steel extractor canopy over and built-in double oven. Plumbing for washing machine and dishwasher, space for fridge freezer, ceramic tiled flooring.

CLOAKROOM with opaque double glazed window to front aspect. Fitted with a two piece suite comprising low level WC and wash hand basin. Wall mounted fuse box, extractor fan and vinyl flooring.

FIRST FLOOR LANDING with radiator and staircase rising to second floor.

BEDROOM TWO 13' 3" x 10' 11" (4.05m x 3.35m) with two double glazed windows to front aspect overlooking the green. Radiator.

BEDROOM THREE 13' 3" x 11' 7" (4.05m x 3.55m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, shaver point, vinyl flooring.

SECOND FLOOR LANDING

MASTER BEDROOM SUITE

13' 6" x 13' 1" (4.12m x 4.01m) with double glazed bay window to front aspect, two radiators. Walk through into:-

DRESSING ROOM 10' 7" x 6' 2" (3.25m x 1.90m) with velux window to rear, radiator.

EN-SUITE

Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Velux window, built-in storage cupboard, vinyl flooring.

EXTERIOR

To the front is an established garden with central pathway to front door.

The enclosed rear garden, with garden wall to the South East, has steps leading up to patio doors, space for garden table and is predominantly laid to lawn. Further steps leading to the rear gated access which in turn leads to the garage en-bloc with up and over door.

AGENTS NOTE

The garage is leasehold with costs of approximately £25 per annum.

Maintenance charges for communal areas of approximately £168 per annum





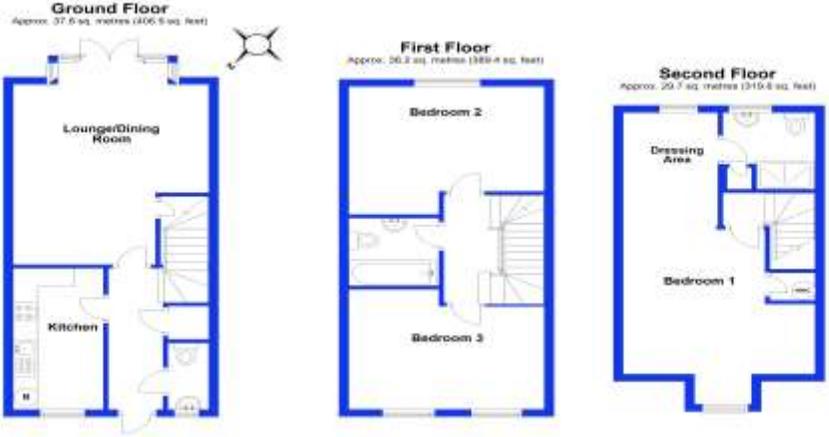
Tenure The property is freehold

Council Tax C **EPC Rating** - TBC

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Ref MJW/5995

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



Total area: approx. 103.7 sq. metres (1116.1 sq. feet)

