



Welland Place, Ely, CB6 2XA

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## Welland Place, Ely Cambridgeshire CB6 2XA

A beautifully presented three/four bedroom three storey town house situated in an ideal location for the Lantern and Isle of Ely schools and just a short walk from the Leisure Village.

- Entrance Hall & Cloakroom
- Study / Bedroom Four
- Kitchen / Dining Room
- Utility Room
- First Floor Lounge
- Three Double Bedrooms  
(Jack & Jill En-Suite to Bedrooms One & Two)
- Family Bathroom
- Garage & Parking

**Guide Price: £350,000**



**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 entrance door to front, staircase rising to first floor with useful storage cupboard under, radiator, wood effect flooring which continues through to:-

**STUDY / BEDROOM FOUR** 10' 8" x 8' 3" (3.27m x 2.52m) with double glazed window to front aspect, radiator.

**KITCHEN / DINING ROOM** 15' 3" x 8' 9" (4.65m x 2.69m) with double glazed window to rear aspect and double glazed patio doors to rear terrace. Recently refitted with a modern range of wall and base units with solid wood worktops over, glass splashbacks, inset 1 & 1/2 bowl sink unit with mixer tap over and granite drainer, five ring Bosch gas hob with stainless steel canopy over, built-in double oven, plumbing for dishwasher, radiator and ceramic tiled flooring. Breakfast bar.

**UTILITY ROOM** 6' 11" x 6' 7" (2.13m x 2.03m) Fitted with a range of wall and base units with worktop space over, tiled splashbacks, plumbing for washing machine, space for tumble dryer, space for fridge/ freezer, radiator, vinyl flooring.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator, wood effect flooring.

**FIRST FLOOR LANDING** with staircase rising to second floor, radiator.

**LOUNGE** 15' 5" x 10' 9" (4.70m x 3.28m) with two double glazed windows to front aspect. Feature electric fire with an attractive timber surround and marble hearth, driftwood effect wood flooring.

**BEDROOM THREE** 15' 4" x 8' 11" (4.68m x 2.72m) with two double glazed windows to rear aspect. Two radiators.

**FAMILY BATHROOM** Recently refitted with an attractive Victorian style suite comprising low level WC, wash hand basin, 'P' shaped bath with separate shower hand attachment and drencher head and metro style splashbacks. Shaver point, radiator, tiled flooring.

**SECOND FLOOR LANDING** with access to loft, airing cupboard housing water cylinder.

**BEDROOM TWO** 15' 5" x 8' 11" (4.70m x 2.72m) with two double glazed windows to rear aspect and bespoke fitted shutters, two radiators, door leading to Jack & Jill ensuite.

**BEDROOM ONE** 15' 5" x 10' 9" (4.70m x 3.28m) with two double glazed windows to front aspect with bespoke fitted shutters, fitted four door wardrobe with overhead storage and hanging space, two radiators, door leading to:-

**JACK & JILL EN-SUITE** Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle with drencher head, tiled splashbacks, shaver point, radiator, tiled flooring.

**EXTERIOR** The property is ideally situated for two of Ely's most sought after junior schools and just a short walk from the Sixth form college. It has a landscaped front garden with stone beds and plant borders. The rear garden is fully enclosed by wood panel fencing and has been landscaped to offer a low maintenance lifestyle with terrace area, artificial grass, raised plant beds and borders, raised decking area to the rear. To the rear of the garden is access to the garage via a personal door.

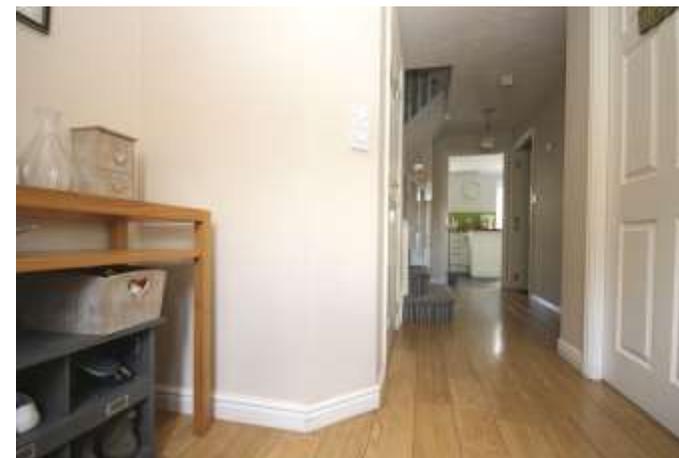
**GARAGE** 16' 11" x 8' 2" (5.18m x 2.50m) with single up and over door to the front where there is also off road parking. Power and lighting.

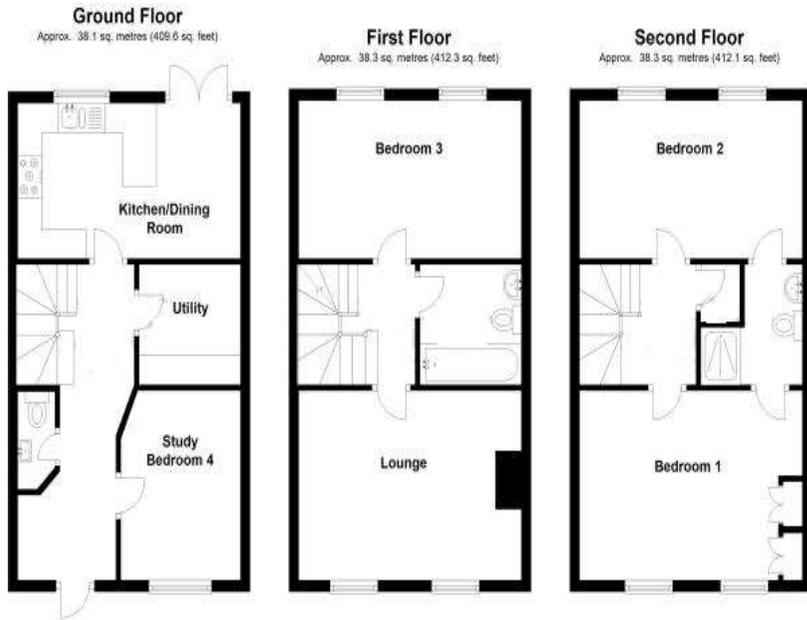
**Tenure** The property is freehold

**Council Tax** C

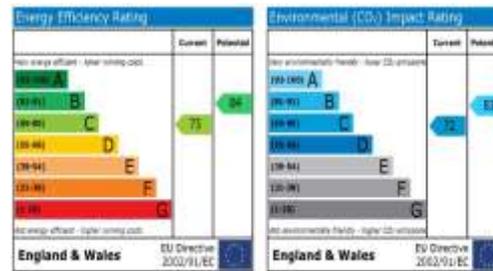
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**Ref** MJW/6144





Total area: approx. 114.6 sq. metres (1233.9 sq. feet)



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

