



West End, Ely, CB6 3AY

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## West End, Ely, Cambridgeshire CB6 3AY

A charming three bedroom semi-detached cottage with character throughout and benefiting from a large enchanting rear garden situated close to the City centre.

- Entrance Hall
- Main Reception Room
- Kitchen / Breakfast Room
- Three Bedrooms
- Shower Room
- Extensive Private Rear Garden
- Close to City Centre

**Guide Price: £425,000**



**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, feature archways, exposed wood flooring, staircase rising to first floor, radiator, original front door bell line, two doors into:-

#### **MAIN RECEPTION ROOM**

21' 9" x 13' 10" (6.65m x 4.22m) Dual aspect with original sash windows to front and rear. Useful understair storage recess, built-in bespoke cupboards and shelving, two radiators, solid fuel stove with tiled hearth, exposed wood flooring.

#### **KITCHEN/BREAKFAST ROOM**

19' 3" x 10' 2" (5.87m x 3.11m) with vaulted ceiling, feature glass wall to rear, two velux windows, stable door to rear and patio doors opening to rear. Fitted with a range of base and wall units with work surfaces over, tiled splashbacks, inset 1 & 1/2 bowl butler style sink unit with mixer tap, space for range style cooker, plumbing for washing machine, built-in dishwasher, breakfast bar, built-in shelving, two full length radiators, parquet flooring. Pantry cupboard with window to front, shelving, space for fridge, wall mounted gas boiler, parquet flooring.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 12' 5" x 10' 11" (3.80m x 3.35m) with sash window to front, bespoke built-in wardrobes with overhead storage, radiator.

**BEDROOM TWO** 10' 5" x 8' 10" (3.20m x 2.70m) with sash window to rear. Built-in bespoke wardrobes with overhead storage and hanging space, radiator.

**BEDROOM THREE** 10' 11" x 8' 2" (3.35m x 2.50m) with sash window to front. Radiator.

#### **SHOWER ROOM**

Fitted with a retro three piece suite comprising walk-in double shower with drencher head over, stained glass feature window to rear, WC and wash hand basin. Victorian style radiator, exposed wood flooring.

#### **EXTERIOR**

The property is situated directly on the pavement and it is not until you get to the extensive private rear garden do you really see the appeal of this property. The garden is accessible by the side passageway or by the Kitchen from the rear.

The garden has been landscaped to create multiple zones. Directly from the house is a sandstone patio area with storage for bikes and greenhouse which then leads onto the wild flower garden area. Further seating area with plant & shrub established borders and brick shed. Lawned garden which is private with a summer house.

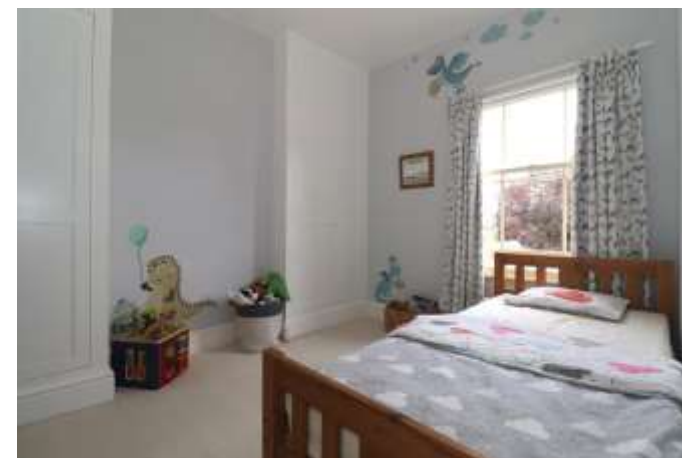
It is difficult to believe you are in a central City location with the privacy this garden has to offer.

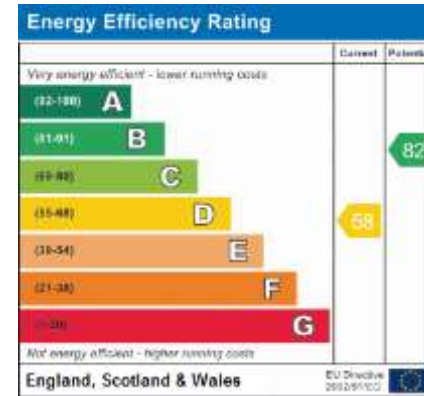
**TENURE** The property is freehold.

**COUNCIL TAX** Band C

**VIEWINGS** By appointment with Pocock and Shaw  
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Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
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**REF** MJW/6374





**AGENTS NOTE**

There are eight solar panels fitted to the property which the seller inherited when they purchased the house.

The seller has estimated that the income from the feed-in tariff is approximately £800 per year based on their usage.

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

