



Guelder Rose, Ely, CB7 4TS

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Guelder Rose, Ely Cambridgeshire CB7 4TS

A well presented three bedroom semi-detached home situated in a quiet cul-de-sac within walking distance of the City centre and riverside. Also being offered with the benefit of no upward chain.

- Entrance Hall & Downstairs Cloakroom
- Sitting Room
- Dining Area
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Double Length Tandem Garage & Driveway Parking
- South Facing Enclosed Rear Garden
- No Upward Chain

Guide Price: £300,000



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 aspect, sunken spotlights and full length double glazed opaque window to side, radiator, laminate flooring and door leading into main reception room.
'Hive' system installed for hot water and heating (new boiler installed in 20218)

DOWNSTAIRS CLOAKROOM with double glazed window to front & sunken spotlights. Fitted with a modern two piece suite comprising low level WC and vanity unit with inset wash hand basin with mixer tap. Tiled splashback, heated towel rail, marble effect ceramic tiled flooring and wall mounted fuse box.

SITTING ROOM 15' 10" x 13' 11" maximum (4.85m x 4.25m) with double glazed window to front, radiator, hearth, staircase rising to first floor with useful cupboard under, television and telephone point, dimmer switch and opening to:-

DINING AREA 9' 8" x 7' 2" (2.96m x 2.20m) with sliding double glazed patio doors to rear. Telephone point, dimmer switch and radiator.

KITCHEN 9' 8" x 8' 5" (2.96m x 2.57m) with double glazed window to rear & opaque double glazed personal door to side. Fitted with an attractive range of wall and base units with work surfaces over, tiled splashbacks, inset stainless steel sink unit with mixer tap, four ring gas hob with stainless steel extractor canopy over, double oven, built in microwave, plumbing for washing machine, built in slimline dishwasher, space for fridge/freezer and underfloor heating. Further breakfast bar area with sunken spotlights and built in cupboard.

FIRST FLOOR LANDING with double glazed window to side, access to loft, built in airing cupboard housing water cylinder and slatted shelves. Thermostat for underfloor heating in bathroom.

BEDROOM ONE 10' 9" x 8' 6" (3.29m x 2.60m) with double glazed window to front, radiator, fitted double full length mirrored sliding door wardrobe with shelving and hanging space. Further full length cupboard with shelving.

BEDROOM TWO 9' 6" x 8' 3" (2.91m x 2.53m) with double glazed window to rear, radiator, built-in three sliding full length mirrored door wardrobe with shelving, overhead storage, drawers and hanging space.

BEDROOM THREE 7' 8" x 7' 1" (2.34m x 2.17m) with double glazed window to front, radiator, dimmer switch, built-in double wardrobe with overhead storage and hanging space.

FAMILY BATHROOM with opaque double glazed window to rear and sunken spotlights. Fitted with an attractive three piece suite comprising low level WC, vanity unit with inset wash hand basin, 'P' shaped bath with side mixer tap and separate power shower over, fully tiled, heated towel rail, shaver point, ceramic tiled flooring with underfloor heating.

EXTERIOR To the front there is a gravelled garden and driveway providing off road parking which in turn leads to the :-
GARAGE 21' 9" x 8' 2" (6.64m x 2.49m) Double length garage with window to rear and personal door leading to garden, power, lighting and storage into the eaves.

REAR GARDEN The south facing rear garden is certainly a feature to be noted. Fully enclosed by wood panel fencing and predominantly laid to lawn with a large terraced area. Backing onto shrub land the garden has an excellent level of privacy.



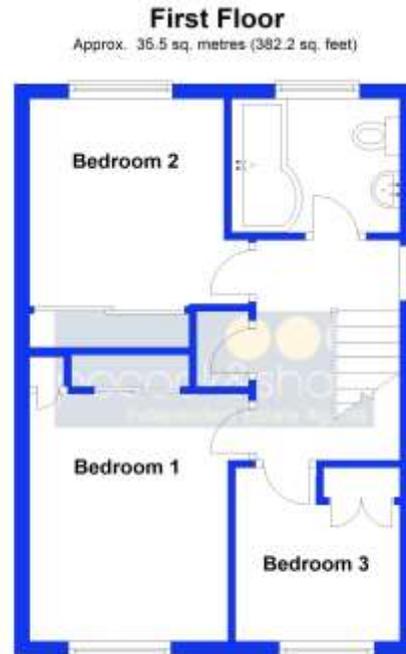


TENURE The property is freehold

COUNCIL TAX Band C

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REF MJW/6397



Total area: approx. 72.1 sq. metres (776.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

