



Canute Crescent, Ely, CB6 1BU

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Canute Crescent, Ely Cambridgeshire CB6 1BU

A recently refitted three bedroom detached bungalow situated on a generous plot with detached garage and the potential to extend (subject to planning). The property is also being offered with the benefit of No Upward Chain.

- Recently Modernised Detached Bungalow
- Large Plot with Potential to Extend (STP)
- Open Plan Living/Kitchen/Dining Room
- Three Bedrooms
- Refitted Shower Room
- Gardens to Front & Rear
- Detached Garage and Off Road Parking
- No Upward Chain

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 double glazed entrance door, access to loft, wall mounted thermostat, wood flooring.

OPEN PLAN KITCHEN / LIVING / DINING ROOM

LIVING ROOM 20' 0" x 12' 3" (6.10m x 3.75m)

Dual aspect with double glazed window to front and double glazed patio doors opening to the rear garden, radiator, fireplace with gas point, ceramic tiled flooring. Opening to:-

KITCHEN/DINER 11' 11" x 11' 6" (3.65m x 3.51m)

Fitted with an attractive range of wall and base units with work surfaces over, metro style grey tiled splashbacks, inset stainless steel sink unit with mixer tap, four ring electric hob with extractor canopy over, built-in single oven, further built-in appliances include

fridge freezer and dishwasher. Matching breakfast bar with further base units, radiator, ceramic tiled flooring, built-in cupboard housing Ideal gas boiler and double glazed patio doors opening to rear garden.

BEDROOM ONE 12' 6" x 7' 10" (3.82m x 2.40m) with double glazed window to rear. Radiator.

BEDROOM TWO 10' 11" x 10' 4" (3.35m x 3.17m) with double glazed window to front. Radiator.

BEDROOM THREE 10' 4" x 6' 10" (3.16m x 2.10m) with double glazed window to front. Radiator.

SHOWER ROOM with opaque double glazed window to side. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and walk-in tiled double shower cubicle. Heated towel rail and ceramic tiled flooring.

EXTERIOR

The property is situated on a generous plot, set back with driveway leading to off road parking to the front of the property and area with potential to create further parking if required. Single detached garage with up and over door and hardstanding to side.

The fully enclosed rear garden is predominantly laid to lawn with established plant and shrub borders.

TENURE The property is freehold.

COUNCIL TAX Band D

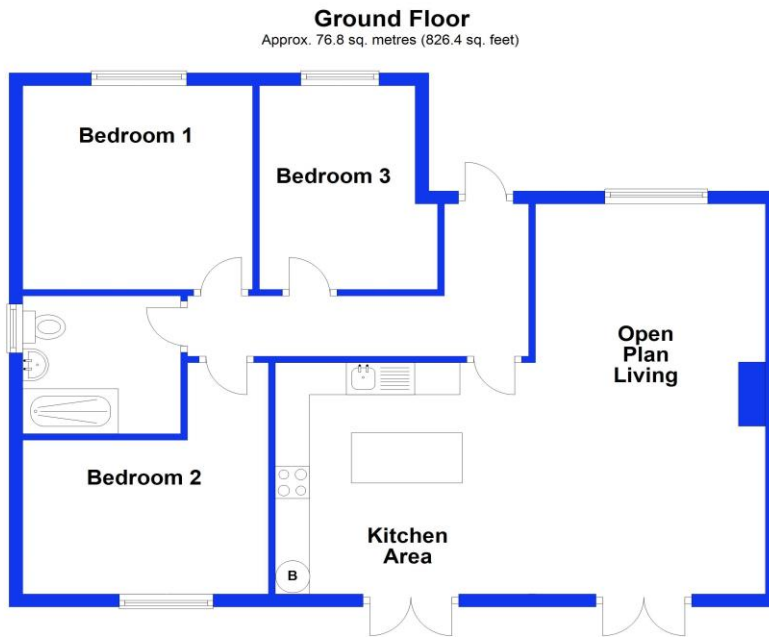
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REF MJW/6472





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 76.8 sq. metres (826.4 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.