



Columbine Road, Ely, Cambridgeshire, CB6 3WP

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

Columbine Road, Ely, Cambridgeshire, CB6 3WP

A superbly appointed renovated three bedroom, two bathroom, property which lies in an appealing cul-de-sac setting close to an amenity green and local schools situated at the Downham Road end of this sought after location.

- Recently Modernised Throughout
- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms (One with Refitted En-Suite Shower Room)
- Refitted Bathroom
- Front & Rear Gardens
- Further 'Secret' Garden Area to Rear of Garage
- Driveway for 3 cars leading to Single Garage

Guide Price: £340,000



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 takeaways. 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 Refitted composite entrance door with double glazed insets, Ash wood engineered flooring, radiator and door to:-

CLOAKROOM Refitted suite in white comprising a high gloss vanity unit with inset wash hand basin and chrome mixer taps and close coupled WC. Ash wood engineered flooring, chrome finish towel rail/radiator, and double glazed window to front.

SITTING ROOM 19'0" x 11'11" (5.78 m x 3.62 m) to staircase, 4.45m maximum. Double glazed window to front, two radiators, staircase rising to first floor.

REFITTED KITCHEN/BREAKFAST ROOM 14'7" x 9'0" (4.45 m x 2.75 m) maximum measurements. Double glazed window and refitted double glazed French doors leading out to the rear garden. Ash wood engineered flooring. Comprehensively fitted with a matching range of high gloss finish contemporary wall and base units with drawers, two carousel units, cupboard with pull-out bins, work surfaces over with matching upstands and inset ceramic single drainer sink unit with chrome mixer tap. Built-in cooking appliances include Electrolux oven/grill and four ring gas hob, both in a stainless steel finish with an AEG stainless steel extractor fan over. Integrated AEG microwave oven. Concealed wall mounted gas boiler serving the central heating and hot water systems (recently serviced) with wall mounted programmer below. Plumbing & space for washing machine, useful understairs cupboard, radiator.

FIRST FLOOR LANDING Hatch to roof space with ladder to fully boarded loft. Cupboard housing hot water cylinder.

BEDROOM ONE 12'11" x 8'6" (3.94 m x 2.60 m) with double glazed window to front. Wardrobe recess, radiator, door into:-

EN-SUITE SHOWER ROOM Refitted contemporary suite in white comprising WC, high gloss vanity unit with inset wash hand basin and chrome mixer taps, shower cubicle with multi panel wall panels, two part shower including a 6" circular overhead drencher and separate hand attachment. Ceramic tiled floor, wall mounted chrome finish radiator/towel rail.

BEDROOM TWO 10'4" x 8'2" (3.15 m x 2.48 m) with double glazed window to rear. Radiator.

BEDROOM THREE 9'11" x 5'9" (3.01 m x 1.76 m) with double glazed window to front. Radiator.

REFITTED BATHROOM with double glazed window to rear. Refitted suite in white comprising high gloss vanity unit with inset wash hand basin & chrome mixer taps, low level WC and panel enclosed bath with multi panel wall panels, mixer taps and hand shower attachment. Ceramic tiled floor, towel rail/radiator in a chrome finish.

EXTERIOR The property lies towards the Downham Road end of Columbine Road and is therefore well placed for local schools. Set within a row of just three properties, it lies within a small spur/cul-de-sac off the road itself, close to an amenity green and sat back from the road behind a garden which has a Beech hedge to the front and is laid to lawn either side of a block paved pathway. The enclosed rear garden is a particular feature of the property. It consists initially of a timber effect composite deck beyond which it is predominantly laid to lawn with shaped beds & a wide variety of shrubs and perennials (some perennials will be removed). At the end of the garden is a timber decked timber shed with power and lighting (currently used as an art studio). Beyond this is a private paved and gravelled path which leads to a separate garden area which is also paved, gravelled, and in turn leads to more composite decking and a personal door for the garage.

GARAGE 16'7" x 8'7" (5.05 m x 2.62 m) with up and over door, power and light connected.



AGENTS NOTE We have been informed by the current owners that the following have all been carried out during their occupancy: - New Kitchen. New Bathrooms. New Front Door. New Heaters. Loft fully boarded for storage. Installed Shed with Power and Lighting for home office or studio. Newly landscaped front and back gardens. Hidden/secret garden leading to garage. Newly installed hanging line poles. All fences painted. Installed Ash wooden flooring downstairs in kitchen, hall, and cloakroom which has been recently sanded and lacquered. Newly installed composite decking (<https://piranhadecking.co.uk>) in the rear garden to the back door and garage. Modern redecoration throughout. New carpets throughout. New French doors. Fast Fibre Internet.



Tenure The property is Freehold

Council Tax Band B **EPC** C (74/89)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD/6728

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.