



Ship Lane, Ely, Cambridgeshire CB7 4BB

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Ship Lane, Ely, Cambridgeshire CB7 4BB

A two double bedroom semi-detached property situated close to the City centre, waterside and mainline railway station with garden and off road parking. No Upward Chain.

- Entrance Hall
- Kitchen
- Downstairs Cloakroom
- Living Room/Dining Room
- Two Double Bedrooms
- Bathroom
- Rear Enclosed Garden
- Off Road Parking
- No Upward Chain

Guide Price: £335,000



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 with entrance door to front aspect, staircase rising to first floor, radiator.

KITCHEN 10'0" x 6'5" (3.05m x 1.95m) with double glazed window to rear aspect. Fitted with a range of base and wall units with work surfaces over, tiled splashbacks and inset single drainer stainless steel sink unit. Four ring electric hob with extractor canopy over and single oven. Space for fridge freezer, plumbing for washing machine.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin.

LIVING ROOM / DINING ROOM 15'9" x 10'0" (4.80m x 3.06m) Dual aspect room with double glazed window to front and patio doors opening to rear. Useful large storage cupboard.

FIRST FLOOR LANDING with double glazed window overlooking the rear garden.

BEDROOM ONE 10'10" x 10'4" (3.30m x 3.14m) with double glazed window to front aspect, built-in storage cupboard.

BEDROOM TWO 10'1" x 9'9" (3.07 m x 2.98 m) with double glazed window to front aspect, built-in sliding door wardrobes with overhead storage and hanging space.

BATHROOM with opaque double glazed window to rear. Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with shower attachment over. Tiled splashbacks, vinyl flooring.

EXTERIOR A path leads to the front of the property where there is a dwarf brick wall and pathway to rear. To the right hand side of the property there is off road parking for two vehicles (subject to measurements). The fully enclosed rear garden offers an excellent level of privacy and has been hard landscaped. Outside tap and storage shed.

Tenure The property is Freehold

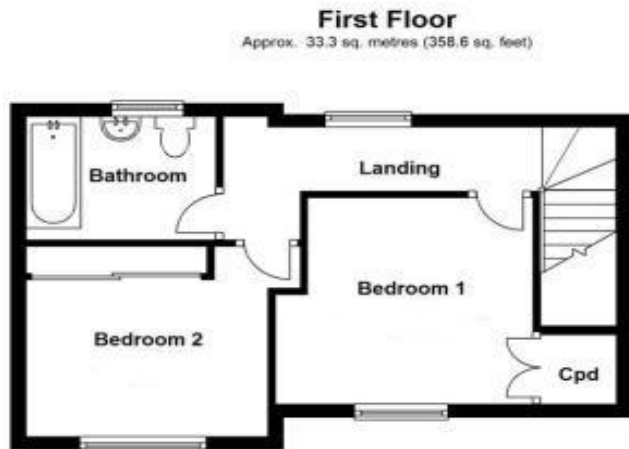
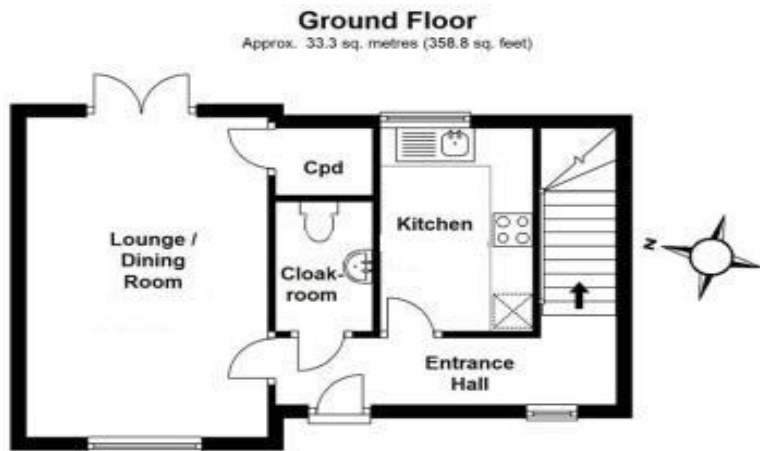
Council Tax Band B

EPC D (63/77)


Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6888





Total area: approx. 66.7 sq. metres (717.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	83	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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. (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.