



Merivale Way, Ely, Cambridgeshire CB7 4GQ

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An immaculately presented and rarely available detached coach house with the benefit of no upward chain and spacious private garden/driveway/garage. Viewing recommended.

- Detached Coach House
- Entrance Hall
- Living Room/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage
- No Upward Chain

Guide Price: £235,000



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 staircase rising to first floor.

FIRST FLOOR LANDING with airing cupboard and built-in storage cupboard.

LIVING ROOM/DINING ROOM 17'8" x 9'10" (5.39 m x 3.00 m) with two double glazed windows to front aspect, radiator and archway to:-

KITCHEN 13'9" x 7'1" (4.19 m x 2.17 m) with double glazed window to rear aspect. Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit. Four ring gas hob and integrated oven with extractor canopy over. Plumbing and space for washing machine, space for fridge freezer. Radiator.

BEDROOM ONE 11'3" x 10'5" (3.43 m x 3.17 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 11'1" x 10'3" (3.39 m x 3.12 m) with double glazed window to front aspect. Radiator.

BATHROOM with double glazed window to rear aspect. Fitted with a three piece suite comprising panel enclosed bath with shower over, low level WC and wash hand basin. Extractor fan, radiator.

EXTERIOR Side gated access leads to the extensive enclosed rear garden which is predominantly laid to lawn. Driveway parking and single garage.

Tenure The property is Leasehold – lease commenced 01.01.2006 for 155 years with 136 years remaining.

Ground Rent £235.27 approx. per annum

Maintenance Charges £594.93 approx. per annum

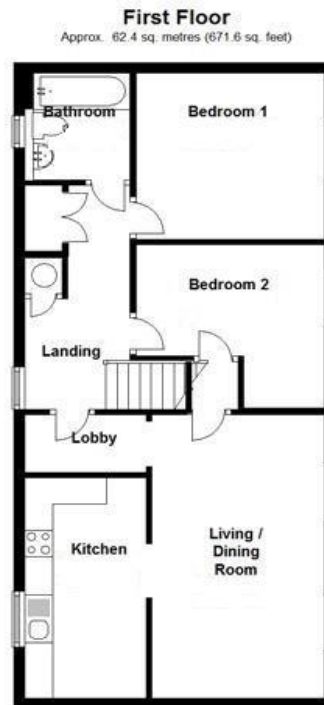
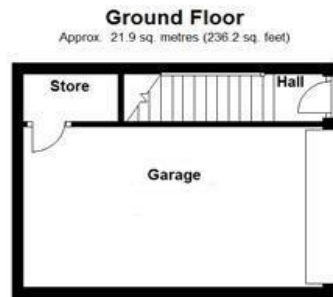
Council Tax Band B

EPC To Follow

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

Ref CWH/7033





Total area: approx. 84.3 sq. metres (907.8 sq. feet)
Drawings are for guidance only

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.