



James Essex Drive, Ely, Cambridgeshire CB6 1BX

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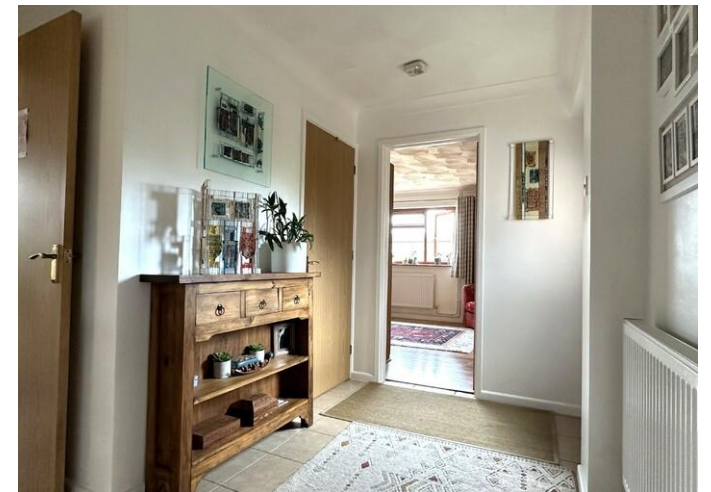
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James Essex Drive, Ely, Cambridgeshire CB6 1BX

A superbly appointed detached two bedroom, two reception room, bungalow which lies in a desirable cul-de-sac location, a little over a mile from the City centre.

- Entrance Hall
- Dining Room
- Sitting Room with Vaulted Ceiling
- Fitted Kitchen
- 5.5m x 3.6m Principal Bedroom
- Further Double Bedroom
- Shower Room
- Landscaped Front and Rear Gardens
- Driveway Parking
- Outbuilding (Garage) currently divided as a Utility & Studio

Guide Price: £385,000



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 PVCu entrance door with glazed insets, ceramic tiled flooring, radiator, cloaks/storage cupboard which also houses the wall mounted Vaillant gas boiler serving the central heating and hot water systems.

DINING ROOM 13'10" x 9'10" (4.22 m x 3.00 m) with wood effect flooring, radiator and double glazed sliding doors to:-

SITTING ROOM 12'9" x 12'4" (3.89 m x 3.75 m) Dual aspect room with double glazed double doors and windows to garden. Vaulted ceiling with inset down lighters, ceramic tiled flooring, radiator.

KITCHEN 9'11" x 9'3" (3.03 m x 2.81 m) with PVCu door with double glazed inset to side and double glazed window. Fitted with wall and base units with roll edge worksurfaces and tiled splashbacks. Inset 1 & 1/3 bowl single drainer sink unit with mixer tap, recess for range style cooker (subject to measurements), plumbing and spaces for washing machine and dishwasher, upright anthracite radiator, pantry and ceramic tiled flooring.

PRINCIPAL BEDROOM 18'3" x 11'11" (5.57 m x 3.63 m) With dimensions to match two bedrooms in many other properties, there is a double glazed window to front, radiator, wood effect flooring, fitted furniture to one wall comprising 4 double wardrobes.

BEDROOM TWO 12'5" x 9'3" (3.78 m x 2.83 m) with double glazed window to rear. Ceramic tiled flooring and radiator.

SHOWER ROOM Suite in white comprising tiled shower cubicle with a two stage shower consisting of a 6" circular overhead drencher and separate hand shower attachment. Vanity unit with inset wash hand basin and WC. Chrome finish towel rail/radiator, ceramic tiled floor and walls, double glazed window to front.

EXTERIOR The property is set back from the road behind a frontage which consists of a pathway leading to the front door with gravelled areas either side, there is also a driveway providing hardstanding for at least two vehicles. Beyond this a wooden gate leads to the side of the property which is sandstone paved and partly covered. Outside tap with Belfast sink. Walkway through to the rear garden and door to the **Utility Room/Storage Room** measuring 2.75m x 1.95m with laminate wood flooring and radiator.

The rear garden has been beautifully landscaped with sandstone paving and beds with a variety of shrubs and trees. Timber shed and door to the **Studio** measuring 5.15m x 2.67m with radiator, laminate wood flooring, glazed window, PVCu door with glazed inset and downlighters to ceiling.

Tenure The property is Freehold

Council Tax Band D **EPC** D (68/84)

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Ref GVD/6793





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.