



Annesdale, Ely, Cambridgeshire CB7 4BN

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Residential sales, lettings & management

Annesdale, Ely, Cambridgeshire, Ely, CB7 4BN

Guide Price of £120,000 to £150,000 to be Sold by Auction on the 1st May 2024.

A mid terrace two bedroom Victorian cottage in need of renovation which lies in convenient sought after location virtually a stone's throw from the River Great Ouse and less than 1/2 mile from the mainline railway station.

- Sitting Room
- Kitchen / Dining Room
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Rear Garden
- Garage
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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.

KITCHEN 11'2" x 8'8" (3.40 m x 2.63 m) with double glazed window and door to front.

DINING AREA 14'0" x 9'1" (4.26 m x 2.77 m)

SITTING ROOM 14'0" x 12'0" (4.26 m x 3.67 m) with window and door to rear.

INNER LOBBY

DOWNSTAIRS BATHROOM with window to front.

FIRST FLOOR LANDING

BEDROOM ONE 14'0" x 12'2" (4.26 m x 3.70 m) with window to rear.

BEDROOM TWO 10'6" x 9'2" (3.21 m x 2.80 m) with window to front.

EXTERIOR

AUCTION

The property is set to auctioned by **AUCTION HOUSE** East Anglia (Peterborough Office) on the 1st May 2024 by livestream.

Tele: 01733 889833

Contact: Mr Gary Davison.

For Legal packs and bidding instructions please visit Auction House:-

<https://www.auctionhouse.co.uk/eastanglia>

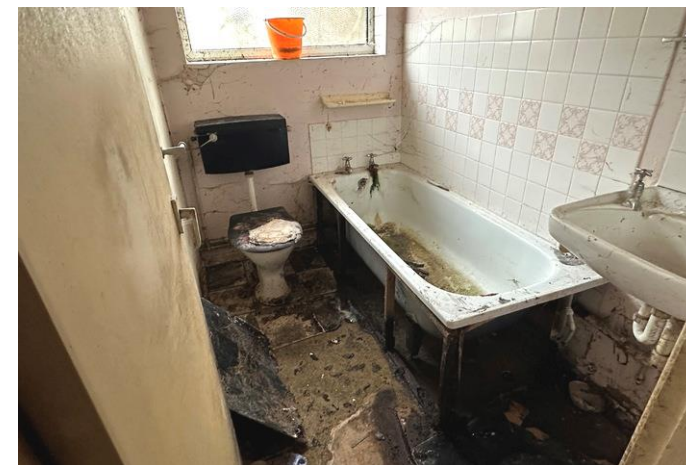
Tenure The property is Freehold

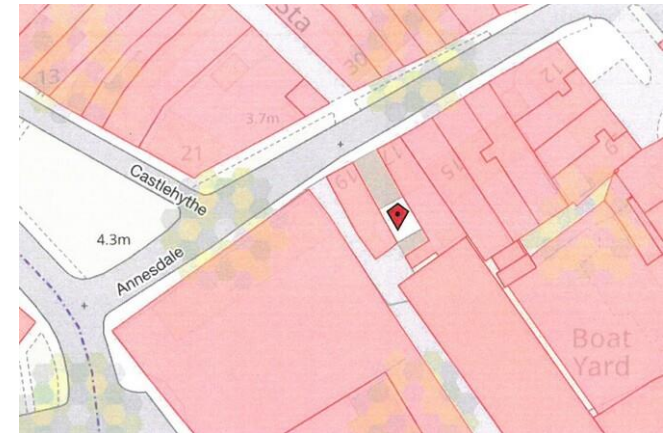
Council Tax Band B

EPC F (36/78)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6882





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.