



Dovehouse Close, Ely, CB7 4BY

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Dovehouse Close, Ely Cambridgeshire CB7 4BY

A well situated two bedroom detached bungalow which lies in a highly sought after location less than ½ a mile from the railway station and marina. No Upward Chain.

- Detached Property on a Generous Corner Plot
- Entrance Lobby & Hallway
- Sitting Room & Dining Room
- Kitchen
- Rear Lobby/Utility Area
- Two Bedrooms (One with En-Suite WC)
- Shower Room
- Off Road Parking & Garage
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £325,000



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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 LOBBY with opaque double glazed windows and door to:-

ENTRANCE HALL with built-in cloaks cupboard, radiator.

SITTING ROOM 15' 1" x 9' 1" (4.62m x 2.78m) with irregular double glazed window to front aspect and window to side. Two radiators, gas effect fire (not tested) opening to:-

DINING ROOM 11' 3" x 8' 6" (3.45m x 2.60m) with double glazed sliding doors opening to rear garden, built-in shelving, airing cupboard housing water cylinder, radiator, opening to:-

KITCHEN 11' 2" x 6' 6" (3.42m x 2.00m) with double glazed corner windows. Fitted with a matching range of wall and base units with work surfaces over, tiled

splashbacks, inset 1 & 1/2 bowl stainless steel sink unit with mixer tap over, space for cooker & overhead extractor (not tested), plumbing & space for dishwasher, ceramic tiled flooring, built-in pantry style cupboard with shelving & window to side, door leading to:-

REAR LOBBY / UTILITY AREA 9' 0" x 6' 0" (2.75m x 1.85m) Dual aspect with double glazed doors to front and rear, plumbing for washing machine, base units and polycarbonate roof.

BEDROOM ONE 14' 1" x 11' 1" (4.30m x 3.40m) with double glazed window to front aspect, radiator, fitted six door wardrobes with overhead storage and hanging space, opening to:-

EN-SUITE WC Fitted with a three piece comprising low level WC, bidet, and wash hand basin with tiled splashbacks. Opaque double glazed window to front aspect, vinyl flooring.

BEDROOM TWO 11' 3" x 9' 8" (3.45m x 2.95m) with double glazed window to rear aspect, radiator, built-in sliding door wardrobe with overhead storage and hanging space.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Opaque double glazed window to rear aspect, fully tiled surrounds, radiator, shaver point, vinyl flooring.

EXTERIOR

The property is situated on a spacious corner plot with off road for several vehicles and single garage 20' 1" x 10' 0" (6.13m x 3.07m) with up and over door. Access to rear via the side lobby.

The enclosed rear garden has been hard landscaped with a variety of plant and shrub borders, patio, timber shed and a summer house.





MATERIAL INFORMATION

- Tenure - The property is freehold
- Council Tax - Band D

VIEWINGS

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

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EPC To Follow

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.

