



Moore Court, Ely, Cambridgeshire, CB6 1FX

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Moore Court, Ely, Cambridgeshire, CB6 1FX

A two bedroom semi-detached property situated in a small modern development close to the City centre with allocated parking and the benefit of no upward chain.

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Rear Enclosed Garden
- One Allocated Parking Space
- No Upward Chain

Guide Price: £285,000



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 radiator.

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

LIVING ROOM 13'1" x 12'0" (3.98 m x 3.66 m) with double glazed French doors and wing windows to rear garden. Radiator, staircase rising to first floor.

KITCHEN 8'0" x 5'8" (2.43 m x 1.72 m) with window to side aspect, single drainer stainless steel sink unit with cupboard below, four ring gas hob with extractor hood above and low level electric oven. Electric fan heater. Appliance spaces for washing machine and upright fridge freezer (subject to measurements).

FIRST FLOOR LANDING with radiator.

BEDROOM ONE 12'0" x 11'11" (3.65 m x 3.62 m) with window to rear aspect, radiator, built-in double wardrobe.

BEDROOM TWO 13'1" x 8'7" (3.98 m x 2.62 m) with window to front aspect, radiator, built-in cupboard.

BATHROOM Three piece suite comprising panel enclosed bath with shower over and glass screen, low level WC and wash hand basin. Tiled surrounds, opaque window to side aspect, large built-in storage cupboard, radiator.

EXTERIOR Side access to rear enclosed garden which is predominantly laid to patio with surrounding brick enclosures and flower borders. One allocated parking space to front of property.

Tenure The property is Freehold

Council Tax Band B

EPC C (77/91)

Viewing By Arrangement with Pocock & Shaw
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Ref JVD/6736



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.