



Merivale Way, Ely, Cambridgeshire CB7 4GQ

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## Merivale Way, Ely, Cambridgeshire, CB7 4GQ

A three/four bedroom spacious end terrace town house with accommodation over three floors located approximately 1 mile to the City centre. No Upward Chain.

- Entrance Hall & Downstairs Shower Room
- Modern Fitted Kitchen & Separate Utility Room
- Dining Room/Study/Bedroom Four
- First Floor Spacious Living Room
- Three Double Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Low Maintenance Rear Garden
- Garage & Off Road Parking
- No Upward Chain

**Guide Price: £349,500**



**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** Spacious entrance hall with doors to kitchen, utility room, shower room and dining room/study/bedroom four. Staircase rising to first floor with large storage cupboard underneath.

**DOWNSTAIRS SHOWER ROOM** Fitted with a three piece suite comprising full-size walk-in shower, wash hand basin and water-saving WC. Radiator.

**KITCHEN** 12'2" x 8'2" (3.70 m x 2.50 m) with double glazed window to rear. Fitted with modern wall and base units with drawers and work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit with mixer tap over. Integral appliances include an electric fan oven and a four-ring gas hob with an extractor hood over. Spaces and plumbing for dishwasher, washing machine, and upright fridge freezer (subject to measurements). Radiator.

**UTILITY ROOM** 6'7" x 6'7" (2.00 m x 2.00 m) Fitted with worktop space, plumbing for washing machine and space for tumble dryer Wall-mounted cupboard housing the gas boiler serving the central heating and hot water systems. Radiator.

**DINING ROOM/STUDY/BEDROOM FOUR** 13'6" x 8'1" (4.11 m x 2.46 m) with double glazed window to front, radiator.

#### FIRST FLOOR LANDING

**SPACIOUS LIVING ROOM** 14'9" x 13'9" (4.50 m x 4.20 m) with large double glazed window that floods the room with light and looks out to the rear garden. Radiator.

**BEDROOM THREE** 13'5" x 8'2" (4.10 m x 2.50 m) Double bedroom with double glazed window to front. Radiator.

**SECOND FLOOR LANDING** with access to loft.

**BEDROOM ONE** 12'10" x 8'10" (3.90 m x 2.70 m) with double glazed window to rear having views of the rear garden. Built-in double wardrobe, radiator and door to:-

**EN-SUITE SHOWER ROOM** Fully tiled suite comprising walk-in shower cubicle, wash hand basin with mixer tap, and a water-saving WC. Double glazed window to rear, radiator.

**BEDROOM TWO** 11'2" x 9'10" (3.40 m x 3.00 m) with double glazed window to front, skylight and eaves storage. Built-in cupboard. Radiator.

**FAMILY BATHROOM** Suite comprising full-size bath with a shower attachment over, pedestal wash hand basin, and water-saving WC unit. Tiled splashbacks. Double glazed window to side.

**EXTERIOR** The rear garden is fully landscaped to provide a low maintenance lifestyle with a paved patio area and a further decked area for seating. Garden can be accessed leading from the front side passage down by the side of the property to the rear garden and the other at the rear of the garden that leads to the garage.

**GARAGE** At the rear of the garden is the single garage with an up-and-over door. There is parking located in front of the garage.





**Tenure** The property is Freehold

**Council Tax** Band C **EPC** C (76/88)

**Viewing** By Arrangement with Pocock & Shaw  
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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.