Canute Crescent, Ely, Cambridgeshire, CB6 1BU

A rare opportunity to purchase a detached three bedroom bungalow which lies in a sought after cul-de-sac just off Kings Avenue and with the benefit of no upward chain.

- Entrance Hall
- 4.78m Living Room
- Inner Hall
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom & Separate WC
- Front & Rear Gardens
- Driveway Parking for Several Vehicles
- Garage
- 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 HALL Entrance door with double glazed insets, radiator, door to:-

LIVING ROOM 15'9" x 13'5" (4.80 m x 4.10 m) with double glazed window to front. Radiator, gas fire with back boiler (not tested).

INNER HALL with hatch to roof space, radiator, built-in cupboard with linen shelves and hot water cylinder.

KITCHEN/BREAKFAST ROOM 11'2" x 11'2" (3.40 m x 3.40 m) with double glazed window to front and door to side. Fitted with a range of wall and base units with drawers having roll edge work surfaces over. Radiator, plumbing for washing machine, built-in pantry style cupboard with shelving.

BEDROOM ONE 13'5" x 9'10" (4.10 m x 3.00 m) with double glazed window to rear, radiator.

BEDROOM TWO 10'2" x 8'10" (3.10 m x 2.70 m) with double glazed window to rear. Radiator.

BEDROOM THREE 10'2" x 7'10" (3.10 m x 2.40 m) with double glazed window to rear. Radiator.

BATHROOM with double glazed window to side. Fitted with a two piece suite comprising panel enclosed bath with twin grips and shower unit over and pedestal wash hand basin. Radiator, shaver point and tiled splashbacks.
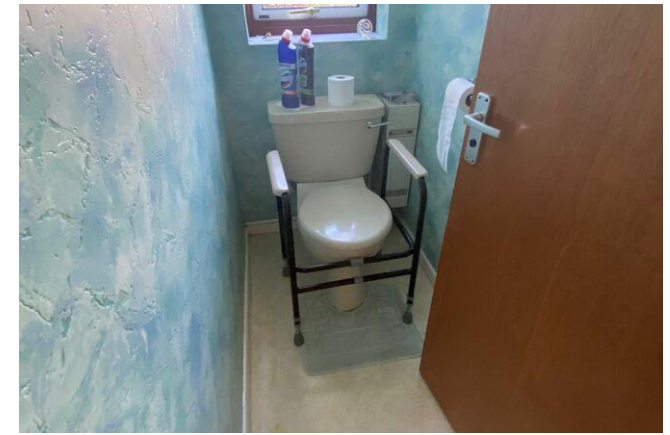
SEPARATE WC with double glazed window to side and close coupled WC.

EXTERIOR The property is set back from the road behind a very good sized front garden which is predominantly laid to lawn with several shrubs. Adjacent to this is a driveway which eventually leads to the garage and provides hardstanding for several vehicles. Outside tap.
The rear garden consists of a paved patio beyond which it is predominantly laid to lawn with shrubs and perennials either side. Personal door to garage.

GARAGE with up an over door, power and light.

Ground Floor
Approx. 76.6 sq. metres (824.7 sq. feet)

Kitchen/Dining Room

Sitting Room

Bedroom 1

Bedroom 3

Bedroom 2

Total area: approx. 76.6 sq. metres (824.7 sq. feet)

Tenure - The property is Freehold

Council Tax - Band D

EPC D (55/84)

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

Ref GVD/6616

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.

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