



Beald Way, Ely, Cambridgeshire, CB6 3DA

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Beald Way, Ely, Cambridgeshire CB6 3DA

A rare opportunity to purchase a spacious detached two bedroom, two bathroom, bungalow which lies in a desirable end of cul-de-sac position in this sought after location less than a mile from the City centre. No Upward Chain.

- Entrance Hall
- Spacious 7.95m long Open Plan Living Room
- Fitted Kitchen
- Conservatory/Garden Room
- Two Bedrooms
- Two Bathrooms (One En-Suite)
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Driveway Parking & Garage
- No Upward Chain

Guide Price: £405,000



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 Entrance door with double glazed insets and window to side. Radiator, two built-in cupboards, one of which houses a floor mounted boiler serving the central heating and hot water systems with linen shelves above, whilst the other houses the insulated hot water cylinder. Hatch to roof space, door through to:-

SPACIOUS OPEN PLAN LIVING ROOM 26'1" x 13'3" (7.95 m x 4.04 m) (10' 5" (3.05m) in Dining area) with double glazed window to rear and double glazed sliding patio doors to Conservatory. Two radiators.

CONSERVATORY 11'9" x 7'9" (3.58 m x 2.35 m) with double doors to garden.

FITTED KITCHEN 10'4" x 9'11" (3.15 m x 3.01 m) with double glazed window to side. Comprehensively fitted with a matching range of white wall and base units with drawers and roll edge work surfaces over, tiled splashbacks and inset 1 & 1/4 bowl single drainer sink unit with mixer tap. Cooking appliances (not tested) include a double oven/grill and four ring halogen hob. Integrated fridge and freezer.

BEDROOM ONE 12'2" x 8'3" (3.71 m x 2.51 m) to wardrobes 10' 0" (3.07m) maximum with double glazed window to front. Built-in double wardrobe with two sliding doors, further fitted wardrobe with three sliding doors (one mirrored). Radiator. Door to:-

EN-SUITE BATHROOM with double glazed window to front and rear. Four piece suite comprising pedestal wash hand basin, WC, panel enclosed corner bath with tiled surrounds and tiled shower cubicle. Tiled floor, radiator.

BEDROOM TWO 10'5" x 8'7" (3.17 m x 2.62 m) to wardrobes 10' 6" (3.25m) maximum. Double glazed window to front. Four door fitted wardrobe (two part mirrored) to one wall, radiator.

BATHROOM Suite comprising vanity unit with inset wash hand basin, panel enclosed bath with mixer taps and shower attachment and low level WC. Double glazed window to side, radiator, tiled floor and surrounds, built-in cupboard with sliding doors.

EXTERIOR No. 19, as previously stated, lies at the very end of this sought after cul-de-sac. Designed with low maintenance in mind the frontage is block paved in a herringbone style and adjacent to this is a driveway providing hardstanding for several vehicles which in turn leads to a GARAGE with up and over door.

The rear garden is paved and gravelled with a raised border to two sides with a variety of shrubs and perennials. There is a personal door to the garage, behind which is a useful area for storage.

Tenure The property is Freehold

Council Tax Band D **EPC** - D (56/81)

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Ref GVD/6730





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. (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.