



Gateway Gardens, Ely, CB6 3DE

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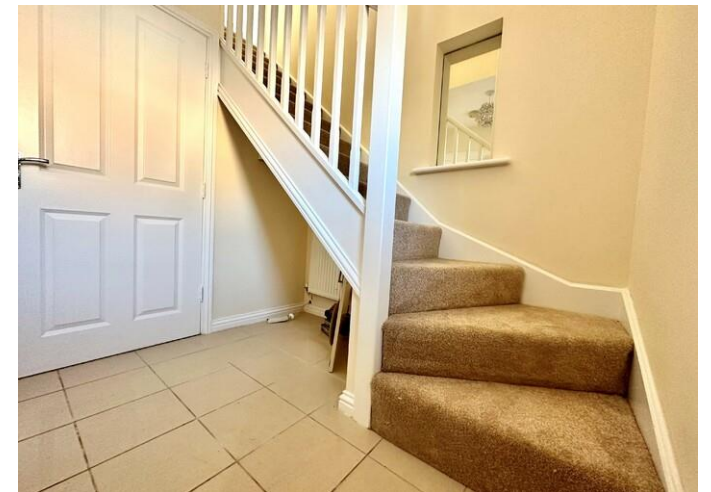
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Gateway Gardens, Ely, Cambridgeshire, CB6 3DE

A spacious four bedroom, two bathroom, semi-detached three storey townhouse with garage and garden situated in a central location within walking distance of the City centre, The Kings School and Ely Golf Club. No upward chain.

- Entrance Hall
- Cloakroom/Utility Room
- Kitchen/Dining Room
- First Floor Living Room
- Four Bedrooms over two floors (En-Suite to Principal Bedroom)
- Family Bathroom
- Integral Garage
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £389,950



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 door to front aspect, staircase rising to first floor with understair storage area.

CLOAKROOM/UTILITY ROOM with stainless steel sink unit and drainer, plumbing for automatic washing machine, low level WC, tiled floor, radiator.

KITCHEN/DINING ROOM 19'9" x 15'4" (6.02 m x 4.67 m) maximum measurements. Feature windows to rear aspect and door leading through to the rear garden. Fitted with a range of matching wall, base and drawer units with work surfaces over, inset single drainer sink unit with mixer taps. Fitted oven, gas hob and extractor fan, tamper unit, integral dishwasher, microwave and coffee machine, pull-out larder unit, tiled floor.

FIRST FLOOR LIVING ROOM 19'9" x 10'2" (6.02m x 3.10m) with two radiators and French doors to Juliette balcony.

BEDROOM ONE 10'6" x 9'2" (3.20 m x 2.79 m) with fitted double wardrobe, radiator and through to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail, tiled floor.

BEDROOM THREE 9'1" x 6'6" (2.77 m x 1.98 m) with radiator.

SECOND FLOOR BEDROOM TWO 10'1" x 10'0" (3.07 m x 3.05 m) with radiator, two fitted double wardrobes with hanging space and shelving.

BEDROOM FOUR 10'0" x 9'0" (3.05 m x 2.74 m) with radiator, double and single wardrobe.

SECOND FLOOR LANDING with cupboard housing the boiler.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath with shower and screen. Heated towel rail.

EXTERIOR The property fronts onto Gateway Gardens, there is an integral garage fitted with electronically operated up and over door and personal door leading into the rear garden. To the rear there is a fully enclosed well stocked garden with patio area and outside tap.





Tenure - The property is Freehold

Council Tax - Band C **EPC** C (73/84)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6688



Total area: approx. 108.0 sq. metres (1162.3 sq. feet)

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.