



Abbot Thurston Avenue, Ely, Cambridgeshire CB6 1BP

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A rare opportunity to purchase a recently updated three bedroom, semi-detached bungalow situated in a well regarded cul-de-sac location within the popular city of Ely.

- Entrance Hall
- Open Plan Sitting Room/Refitted Kitchen Area
- Three Bedrooms
- Bathroom
- Driveway Parking
- Garage
- Rear Enclosed Garden
- Cul-de-Sac Location

Guide Price: £332,950



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 access to loft, wall mounted thermostat, useful storage cupboard housing the gas boiler serving the central heating and hot water systems.

OPEN PLAN KITCHEN AREA/SITTING ROOM

REAR SITTING ROOM 15'3" x 9'0" (4.65 m x 2.75 m) with bi-fold doors opening to rear garden and windows to side. Roof lantern, spotlights, laminate herringbone flooring which continues through to:-

KITCHEN 13'11" x 6'11" (4.25 m x 2.10 m) Recently refitted with an attractive range of wall and base units with granite work surfaces over and matching upstands. Built-in appliances include single oven, four ring ceramic hob, microwave, fridge freezer, washing machine and dishwasher, inset stainless steel Blanco sink unit with mixer tap over. Radiator and herringbone flooring as before.

BEDROOM ONE 15'11" x 11'0" (4.85 m x 3.35 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 12'0" x 10'0" (3.65 m x 3.05 m) with double glazed window to rear aspect. Radiator.

STUDY/BEDROOM THREE 9'4" x 8'0" (2.85 m x 2.45 m) with double glazed window to front aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, laminate flooring, radiator.

EXTERIOR The front is a large driveway allowing off road parking for several vehicles and in turn leading to the rear. Gated access leads to the garage and the rear garden which is fully enclosed by wood panel fencing with central plant and shrub feature and gravel pathway. Plant and shrub borders, hard standing for a shed.

GARAGE has been partially converted with a up and over door to front and the rear part to an office measuring 8'3" x 8'0" (2.51 m x 2.43 m) with door to side, window to rear, hot and cold fan unit and laminate flooring.

Tenure The property is Freehold

Council Tax Band C **EPC** D (58/87)

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. (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.