



School Road, Ely, Cambridgeshire CB6 2FG

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## School Road, Ely, Cambridgeshire CB6 2FG

A well-presented modern two bedroom coach house with the added benefit of a rear garden, garage and allocated parking space, located just off Cam Drive. No upward chain.

- Entrance Hall & First Floor Landing
- Open Plan Living Room/Kitchen Area
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Garage & Allocated Parking Space
- Enclosed Rear Garden
- Built in 2019 - NHBC Warranty (5 Years Remaining)
- No Upward Chain

**Guide Price: £250,000**



**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** Staircase rising to first floor.

**FIRST FLOOR LANDING** with Velux window, radiator, built-in cloaks cupboard.

**OPEN PLAN LIVING ROOM / KITCHEN AREA** 19'4" x 12'10" (5.90 m x 3.92 m)

**Living area** with two Velux windows, radiator.

**Kitchen area:** with double glazed window to front aspect. Fitted with a matching range of wall and base units with drawers and work surfaces over with tiled splashbacks. Inset 1 & 1/2 bowl single drainer stainless steel sink unit. Four ring gas hob with extractor hood over, built in electric oven, integrated appliances include washing machine, dishwasher and upright fridge/freezer.

**BEDROOM ONE** 12'5" x 11'6" (3.79 m x 3.51 m) with double glazed window to front aspect, radiator, built-in cupboard.

**BEDROOM TWO** 12'2" x 7'7" (3.70 m x 2.31 m) with double glazed window to front aspect, radiator.

**BATHROOM** Fitted with a three piece suite comprising bath with shower over, vanity unit with inset wash hand basin and drawers below and low level WC. Upright heated towel rail, tiled splashbacks.

**EXTERIOR** The enclosed rear garden is predominantly laid to lawn with a patio area. Allocated parking space and garage.

**AGENTS NOTE** Please be aware that all photographs were supplied by the vendor.

**TENURE** The property is leasehold, 125 years commenced 2019 with 120 years remaining.  
Ground Rent of £140 per annum  
Maintenance/Service Charges of £471.00 per annum.  
Payable 1st January every year.

**Council Tax** Band A

**EPC** B (84/84)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6578







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.