



Nutholt Lane, Ely, Cambridgeshire CB7 4PL

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Nutholt Lane, Ely, Cambridgeshire, CB7 4PL

A charming centrally located two/three bedroom period cottage with delightful gardens.

- Entrance Hall
- Front Sitting Room
- Dining Room & Garden Room
- Kitchen
- Two / Three Bedrooms
- Ground Floor Bathroom & First Floor Shower Room
- Established Rear Garden with Views to Ely Cathedral
- Central City Location

Guide Price: £310,000



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 leaded light glazed inset, staircase rising to first floor, four panelled door through to: -

FRONT SITTING ROOM 12'6" x 9'11" (3.80m x 3.02m) with window to front, radiator, open fireplace with a tiled hearth, exposed brick feature insets and cast iron surround. Four panelled door through to: -

DINING ROOM 14'1" x 9'11" (4.29m x 3.03m) with four panelled door to Kitchen, window to rear towards Garden room, understairs storage cupboard and radiator.

KITCHEN 10'11" x 7'4" (3.34m x 2.23m) with window towards Garden room, door to ground floor Bathroom. Fitted with a matching range of wall and base units with roll edge work surfaces over and metro effect tiled splashbacks. Built-in appliances include an electric oven / grill with four ring induction hob and extractor hood over. Plumbing and space for washing machine, stainless steel single drainer sink unit with mixer tap. Cupboard housing Vaillant gas boiler which serves the central heating and hot water systems.

GROUND FLOOR BATHROOM with double glazed window to rear. Suite in white comprising panel enclosed step-in bath with shower unit over, pedestal wash hand basin with mixer taps and close coupled WC. Chrome finished towel rail/radiator, fully tiled to two walls and vinyl flooring. Extractor fan and storage cupboard.

GARDEN ROOM 11'11" x 6'4" (3.63m x 1.94m) with double doors to garden, vinyl flooring and radiator.

FIRST FLOOR LANDING with radiator, hatch to roof space. Four panelled doors to all rooms.

BEDROOM ONE 11'1" x 9'11" (3.39m x 3.03m) with dormer window to front. Radiator, feature cast iron fireplace with fitted cupboard to chimney breast recess, built-in overstairs cupboard with hanging rail.

BEDROOM TWO 11'1" x 9'11" (3.39m x 3.03m) with window to rear overlooking the garden, feature cast iron fireplace, fitted cupboard to chimney breast recess. Radiator.

BEDROOM THREE/STUDY 7'3" x 5'9" (2.22m x 1.74m) with double glazed window to rear overlooking the garden with lovely views towards Ely Cathedral. Radiator, Velux roof light.

FIRST FLOOR SHOWER ROOM with Velux window and white suite comprising tiled shower cubicle, WC with concealed flush unit and corner wash hand basin with tiled splashbacks. Chrome finished towel rail/radiator.

EXTERIOR The property is set back from the road behind a front garden which is both gravelled and paved. The rear garden is a particular feature of the property. It is divided into distinct sections, the first of which has a lawned path with shaped borders either side with a selection of shrubs including lavender and roses. A wisteria, climbing rose & honeysuckle clad trellis and arch which leads through to the second section which consists of a circular paved patio which is again bordered by a variety of shrubs/perennials and biennials including holly hocks and clematis. Finally, a honeysuckle clad trellis and arch give way to a paved path which leads to a timber shed, to one side of which are fruit bushes.

AGENTS NOTE As is typical with many period cottages, there is neighbour access across the rear of the row.





Tenure The property is Freehold

Council Tax Band B **EPC** E (51/83)

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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. 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.