



High Barns, Ely, Cambridgeshire CB7 4RN

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

High Barns, Ely, Cambridgeshire CB7 4RN

A recently refurbished one bedroom bungalow which is conveniently situated just a short walk from the City centre. No upward chain.

- Refurbished One Bedroom Bungalow
- Open Plan Living/Kitchen Area
- One Double Bedroom
- Wet Room
- Front & Rear Gardens
- Fitted Solar Panels
- No Upward Chain

Guide Price: £179,950



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.

OPEN PLAN LIVING AREA / KITCHEN 17'1" x 12'0" (5.20 m x 3.65 m) with entrance door to front aspect.

Kitchen Area fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset single drainer sink unit with mixer tap. Double glazed window to front, built-in four ring gas hob and built-in electric oven, plumbing for washing machine and dishwasher, space for fridge freezer.

Lounge Area with radiator, carpets and double glazed double patio doors opening to rear garden.

BEDROOM 11'10" x 10'6" (3.60 m x 3.20 m) with double glazed window to rear aspect, radiator, sunken spotlights and door to:-

WET ROOM Comprising low level WC, wash hand basin, electric shower, tiled splashbacks and opaque double glazed window to front aspect. Radiator.

EXTERIOR The front garden of the property is enclosed by picket fencing and is laid to block paving with pathway to the front door. The rear garden is fully enclosed and has been hard landscaped to create a large patio area, artificial grass area and shed. Solar panels are fitted to the rear roof with a feed in tariff.

AGENTS NOTE The property has been completely refurbished with new wiring, new fuse box and new heating system installed.

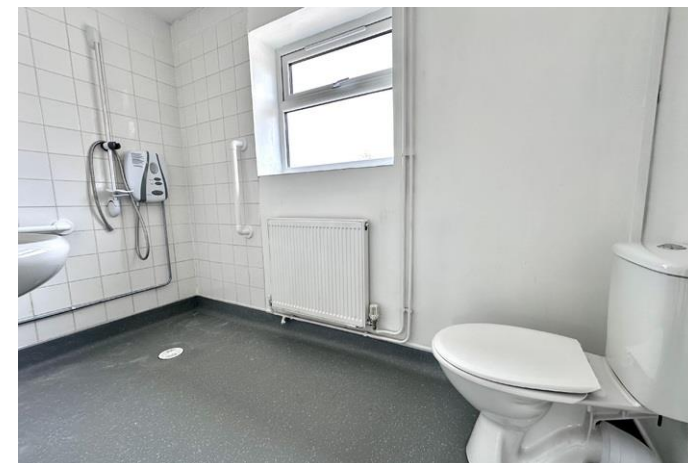
Tenure The property is Freehold

Council Tax Band A

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

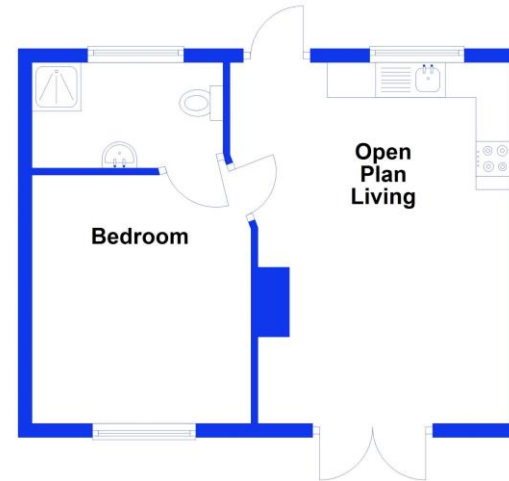
Ref MJW/6927





Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 35.7 sq. metres (383.9 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. 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.