



Merivale Way, Ely, CB7 4GQ

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## Merivale Way, Ely, Cambridgeshire, CB7 4GQ

A well presented three bedroom end of terrace town-house with rear garden and garage situated within the popular Kings Avenue development.

- Entrance Hall & Cloakroom
- Fitted Kitchen
- Living / Dining Room
- Principal Bedroom with En-Suite & Dressing Room
- Two Further Bedrooms
- Family Bathroom
- Rear Enclosed Garden
- Garage to Rear

**Guide Price: £335,000**





**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** with double glazed door to front aspect, staircase rising to first floor with useful built-in storage cupboard below.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising a low level WC and vanity unit with inset wash hand basin with tiled splashbacks. Tiled flooring, radiator, extractor fan and double glazed window to front aspect.

**KITCHEN** 12'10" x 6'3" (3.90 m x 1.90 m) Fitted with a range of wall and base units with work surfaces over, inset single drainer stainless steel sink unit and mixer tap. Four ring gas hob with electric oven below and stainless steel extractor hood over. Plumbing for washing machine, space for tumble dryer and space for fridge freezer. Double glazed window to front aspect, radiator, tiled flooring and wall mounted gas boiler serving the central heating and hot water systems.

**LIVING/DINING ROOM** 16'5" x 13'5" (5.00 m x 4.10 m) maximum measurements. Double glazed French doors opening to the rear gardens and patio area with double glazed wing windows to either side. Built-in cupboard under stairs shelved for storage. Radiator.

**FIRST FLOOR LANDING** with radiator.

**BEDROOM THREE** 13'5" x 11'10" (4.10 m x 3.60 m) maximum measurements. With double glazed window to rear aspect. Radiator.

**BEDROOM TWO** 13'5" x 10'10" (4.10 m x 3.30 m) with two double glazed windows to front aspect. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising a low level WC, vanity unit with inset wash hand basin and bath with shower attachment. Tiled splashbacks and flooring, radiator and extractor fan.

**SECOND FLOOR LANDING**

**PRINCIPAL BEDROOM SUITE** 14'9" x 13'5" (4.50 m x 4.10 m) maximum measurements. With double glazed window to front aspect, built-in cupboard, hatch to loft space, radiator. Archway to:-

**DRESSING ROOM** 10'6" x 4'3" (3.20 m x 1.30 m) with fitted wardrobes to one wall, double glazed Velux window, radiator. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising a low level WC, vanity unit with inset wash hand basin and shower cubicle. Tiled splashbacks and flooring, double glazed Velux window, built-in cupboard.

**EXTERIOR** Enclosed rear garden which is predominantly lawned with flower and shrub borders, raised decked patio area and paved patio area. Rear gated access and outside tap.

**GARAGE** to the rear of the property with up and over door.

**Tenure** The property is Freehold – Communal maintenance charges and ground rent for garage totals approx. £230 per annum

**Council Tax** Band **EPC** C (77/88)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6758







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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.