



Debden Green, Ely, Cambridgeshire, CB6 3BS

[www.pocock.co.uk](http://www.pocock.co.uk)

**pocock & shaw**  
Residential sales, lettings & management

## Debden Green, Ely, Cambridgeshire, CB6 3BS

A three bedroom semi-detached home situated on a good size plot with double length garage to the rear and off road parking. Situated in a small cul-de-sac close to St. Johns School and being offered for sale with the benefit of no upward chain.

- Entrance Hall
- Sitting Room
- Snug
- Kitchen/Breakfast Room
- Shower Room & Rear Lobby
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking & Garage to Rear
- No Upward Chain

**Guide Price: £339,995**



**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 entrance door to front, staircase rising to first floor, radiator, laminate flooring.

**SITTING ROOM** 23'6" x 10'5" (7.16 m x 3.18 m) with double glazed window to front, double glazed patio doors opening to rear, wall mounted gas fire with back boiler, laminate flooring, two radiators.

**SNUG** 9'10" x 6'6" (3.00 m x 1.98 m) with double glazed window to front, useful under stairs storage cupboard, radiator, laminate flooring.

**KITCHEN/BREAKFAST ROOM** 17'1" x 8'0" (5.20 m x 2.45 m) with two double glazed windows to side and rear aspects, fitted with a range of wall and base units with work surfaces over, tiled splashbacks, inset double drainer sink unit, spaces for cooker, fridge/freezer and tiled flooring.

**SHOWER ROOM** with window to side aspect, fitted with a low level WC single shower cubicle and wash hand basin with tiled splashbacks. Tiled flooring.

**REAR LOBBY** 18'5" x 4'11" (5.62 m x 1.50 m) with double glazed doors to either end, fitted with wall and base units with work surfaces over, double glazed walls and polycarbonate roof.

**FIRST FLOOR LANDING** with double glazed window to front aspect.

**BEDROOM ONE** 10'10" x 10'8" (3.29 m x 3.26 m) with double glazed window to rear, built-in three door wardrobe with overhead storage and hanging space, radiator.

**BEDROOM TWO** 11'6" x 10'10" (3.51 m x 3.30 m) with double glazed window to rear, radiator, built-in single and double wardrobe.

**BEDROOM THREE** 8'6" x 8'5" (2.60 m x 2.57 m) with double glazed window to front, single wardrobe, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, window to side aspect, airing cupboard housing water cylinder.

**EXTERIOR** To the front there is an enclosed large, gravelled garden with pathway leading to front door, further path to side lobby area.

The rear garden is enclosed by wood panel fencing and is predominantly laid to lawn with feature plant and shrub borders. Covered area behind rear lobby which in turn leads to a personal door to the double length garage which measures 8.95m x 2.62m and has power and lighting connected. The up and over door of the garage leads to the rear aspect where there is off road parking. The driveway is accessed off a private lane to the right hand side of St Johns School

**Tenure** - The property is Freehold

**Council Tax** - Band B

**EPC** D (56/83)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6645





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.