



Lynn Road, Ely, CB6 1DE

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Lynn Road, Ely, Cambridgeshire, CB6 1DE

A charming two bedroom end of terrace cottage with gardens to front and rear and off road parking, situated within walking distance of Ely City centre.

- End of Terrace Cottage
- Sitting Room
- Kitchen
- Rear Lobby/Utility Room
- Ground Floor Bathroom
- Two Bedrooms
- Off Road Parking
- Gardens to Front & Rear
- Walking Distance to City Centre

Guide Price: £265,000



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.

SITTING ROOM 12'2" x 10'0" (3.70 m x 3.05 m) with entrance door and double glazed window to front aspect, radiator, feature open fire place with brick surround, solid wood flooring.

KITCHEN 11'3" x 8'0" (3.42 m x 2.45 m) with double glazed window to rear aspect. Fitted with a range of base and wall units with work surfaces over, tiled splashbacks and inset single drainer sink unit with mixer tap. Space for cooker, useful understair recess - ideal for fridge freezer, radiator, vinyl flooring, staircase rising to first floor.

REAR LOBBY/UTILITY with opaque double glazed window to rear aspect. Fitted with work surfaces, tiled splashbacks, shelving and plumbing for washing machine.

GROUND FLOOR BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, radiator, opaque double glazed window to side aspect, vinyl flooring.

FIRST FLOOR LANDING

BEDROOM ONE 12'2" x 10'0" (3.70 m x 3.05 m) with double glazed window to front aspect, radiator, built-in double door wardrobe with overhead storage and hanging space, further built-in airing cupboard housing water cylinder and slatted shelves.

BEDROOM TWO 8'4" x 8'0" (2.55 m x 2.45 m) with double glazed window to rear aspect. Radiator.

EXTERIOR The property is situated just a short walk from the City centre. To the front of the property is a drop kerb to allow off road parking for two cars. Pathway leading to the lawned front garden with plant and shrub borders and in turn to the front door. The rear garden is fully enclosed by wood panel fencing and brick wall, timber shed to rear, lawned area with established plant and shrub borders, side gated access then leads to the front of the house.

Tenure The property is Freehold

Council Tax Band A **EPC** To follow

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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.