



St. Marys Court, Ely, Cambridgeshire, CB7 4HQ

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A rare opportunity to acquire a three bedroom property in a small private cul-de-sac situated in the centre of Ely. No upward chain.

- Entrance Hall
- Dual Aspect Sitting Room
- Kitchen
- Garden Room
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Rear Courtyard Garden
- Garage En-Bloc
- No Upward Chain

Guide Price: £325,000



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 staircase rising to first floor and useful storage cupboard under, radiator,.

DUAL ASPECT SITTING ROOM 21'0" x 10'6" (6.40 m x 3.21 m) with double glazed windows to front and rear, radiator, coal effect gas fire with surround (not tested).

KITCHEN 10'11" x 10'0" (3.33 m x 3.05 m) Fitted with a a range of wall and base units with work surfaces over, inset four ring electric hob, built-in single oven, inset sink unit with mixer tap, plumbing for dishwasher, space for fridge freezer, door leading to:-

GARDEN ROOM 7'10" x 7'5" (2.40 m x 2.26 m) with double glazed doors and windows, radiator, vinyl flooring, door leading to:-

DOWNSTAIRS CLOAKROOM () Fitted with a two piece suite comprising low level WC and wash hand basin. Built-in cabinet, vinyl flooring, radiator.

FIRST FLOOR LANDING

BEDROOM ONE 12'2" x 10'8" (3.70 m x 3.25 m) with double glazed window to front, radiator.

BEDROOM TWO 12'10" x 8'8" (3.90 m x 2.65 m) with double glazed window to rear, radiator.

BEDROOM THREE 8'11" x 7'7" (2.73 m x 2.32 m) with double glazed window to front, radiator, built-in cupboard.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with tiled splashbacks. Opaque double glazed window to rear, shaver point, built-in airing cupboard.

EXTERIOR

To the front the property benefits from overlooking St. Mary's Court communal gardens, gated access leads to the rear courtyard garden.

The rear garden is enclosed by wood panel fencing and is hard landscaped with a single garage en-bloc which has an up and over door.

Tenure - The property is Freehold

Council Tax - Band

EPC D (55/75)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6650





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.