



Broad Street, Ely, CB7 4BE

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## Broad Street, Ely, CB7 4BE

A substantial four bedroom semi-detached property, including a studio flat, and in need of renovation throughout. Situated within a prime city location backing onto Cherry Hill Park, overlooking Jubilee Gardens to the front and being close to the mainline railway station and the riverside.

- Accommodation over Three Floors
- Kitchen, Dining Room & Study
- Lounge
- Four Bedrooms Including Separate Studio Flat
- Three Bathrooms
- Rear Garden Backing onto Cherry Hill Park
- Renovation Required Throughout
- No Upward Chain

**Guide Price: £395,000**



**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 door to side aspect, built-in cupboard, radiator.

**KITCHEN** 13'3" x 11'11" (4.04m x 3.63m) with window to side aspect, fitted with a range of wall and base units, work surfaces and drawers, inset sink unit and drainer, plumbing for washing machine, space for cooker, radiator. Opening to: -

**DINING ROOM** 11'11" x 10'1" (3.63m x 3.07m) with feature full height glazed corner window with French door, tiled fireplace (currently sealed), radiator.

**GROUND FLOOR BATHROOM** Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath with shower above. Radiator.

**INNER HALL** with staircase rising to first floor with useful under stairs storage recess.

**STUDY** 9'0" x 5'10" (2.74 m x 1.78 m) with internal window to lounge, brick fireplace, built-in storage cupboards and radiator.

**LOUNGE** 13'9" x 10'9" (4.19 m x 3.28 m) with door and window to front aspect, wall mounted gas fire, built-in cupboards and display shelves.

**FIRST FLOOR LANDING** with staircase rising to second floor.

**BEDROOM ONE** 13'11" x 10'8" (4.24m x 3.25m) with two windows to front aspect looking across to Jubilee Gardens, cast iron fireplace (non-functional), two built-in cupboards, radiator.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC. Cupboard housing hot water cylinder, electric fan heater, radiator.

## SECOND FLOOR LANDING

**BEDROOM TWO** 15'1" x 10'10" (4.60m x 3.30m) with window to front aspect looking across to Jubilee Gardens, built-in cupboard.

**BEDROOM THREE** 10'1" x 9'1" (3.07 m x 2.77 m) with window to rear aspect, fitted wardrobe.

**SEPARATE STUDIO FLAT/BEDROOM FOUR** Accessed via a separate external spiral staircase which leads to an area of decking giving a view of mature trees and Cherry Hill Park.

**BED/SITTING AREA** 6.48m x 3.61m (21'3" x 11'10") with feature vaulted and beamed ceiling, superb floor-to-ceiling corner glazed windows looking towards mature trees and Cherry Hill Park. Velux window, two radiators. Opening to:-

**KITCHEN AREA** 10'3" x 5'8" (3.12m x 1.73m) with window to side aspect, fitted with base level storage units and work surfaces, inset sink unit and drainer, wall mounted gas fired boiler, radiator.

**INNER HALL** with storage cupboard.

## BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath. Radiator.

**EXTERIOR** Gated access leads alongside the property to the rear garden. Adjoining the back of the house there is a paved patio leading to a useful brick outbuilding with pantile roof which offers scope to be converted for other uses, such as a studio or garden room. The garden backs onto Cherry Hill Park and is enclosed by a combination of walling and fencing. Consisting of lawn, mature trees and a number of useful storage sheds.

**AGENTS NOTE:** There is a right of way access through to the neighbours at No. 78 via part of the rear yard.

**Tenure** The property is Freehold

**Council Tax** Band D

**EPC** E (41/77) House D (65/72) Studio

**Viewing** By Arrangement with Pocock & Shaw  
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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. (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.