



St. Catherines, Ely, Cambridgeshire CB6 1AP

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A three bedroom semi-detached home in need of modernisation and situated in one of Ely's most sought after residential areas close to the City centre. No Upward Chain.

- Entrance Lobby & Hallway
- Lounge / Dining Room
- Kitchen
- Ground Floor Shower Room
- Three Bedrooms
- First Floor Bathroom & Separate WC
- Off Road Parking & Garage
- Enclosed Rear Garden
- Generous Corner Plot with Scope to Extend (STP)
- 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 LOBBY with uPVC entrance door to front, window to garage. Door to:-

ENTRANCE HALL with feature shelving, radiator, staircase rising to first floor, door to garage.

LOUNGE/DINING ROOM 20'6" x 15'4" (6.25 m x 4.67 m) with double glazed window to rear aspect and double glazed patio doors opening to rear. Two radiators.

KITCHEN 8'5" x 8'2" (2.56 m x 2.50 m) with double glazed window to side aspect and door opening to rear. Useful understairs storage cupboard housing the gas boiler serving the central heating and hot water systems. Fitted with a range of wall and base units with work surfaces over and inset single drainer sink unit. Space for cooker, radiator.

GROUND FLOOR SHOWER ROOM with opaque double glazed window to side aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle with tiled splashbacks. Vinyl flooring.

FIRST FLOOR LANDING with two double glazed windows to front aspect. Radiator. Built-in airing cupboard housing water cylinder.

BEDROOM ONE 14'5" x 10'0" (4.40 m x 3.06 m) with double glazed window to rear aspect. Fitted wardrobes with sliding doors, overhead storage and hanging space, further built-in cupboard.

BEDROOM TWO 10'7" x 10'1" (3.22 m x 3.08 m) with double glazed window to rear aspect.

BEDROOM THREE 9'6" x 8'10" (2.90 m x 2.70 m) with double glazed window to front aspect. Built-in wardrobe with overhead storage and hanging space.

SEPERATE WC with opaque double glazed window to side aspect and low level WC.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Opaque double glazed window to side aspect, vinyl flooring.

EXTERIOR To the front, the property is situated on a generous corner plot with scope to extend to the side (subject to planning). Mainly lawned front garden with potential to extend the driveway. Off road parking which in turn leads to the integrated **GARAGE** measuring 16'3" x 8'1" (4.95m x 2.46m) which has been blocked at the front internally, but can easily be opened up. The rear garden is accessed by a side gate, it offers an excellent level of privacy and is predominantly laid to lawn with a variety of established plant and shrub borders.





Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

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Ref 6MJW/908

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.