



Cardinals Way, Ely, Cambridgeshire CB7 4GF

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## Cardinals Way, Ely, Cambridgeshire CB7 4GF

A modern three bedroom end of terrace situated in a central City location allowing easy access to the mainline railway station, riverside walks and many City amenities.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Enclosed Rear Garden & Open Plan Front Garden
- Driveway Parking
- Central City Location

**Offers in region of: £435,000**





**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** Front door, radiator, stairs leading to first floor.

**CLOAKROOM** Comprising pedestal wash basin, low level WC and radiator.

**SITTING ROOM** 15'5" x 10'4" (4.70 m x 3.15 m) with double glazed window facing front aspect, radiator.

**KITCHEN/DINING ROOM** 17'6" x 8'5" (5.33 m x 2.57 m) One and a half bowl single drainer stainless steel sink unit with mixer taps. Range of base units with drawers and working surfaces over. Matching range of wall mounted cupboards. Integrated dishwasher, washing machine and fridge/freezer. Four ring gas hob with extractor over and built-in low level oven. Window facing rear aspect. Wood flooring. Space for dining table and door to rear garden.

**FIRST FLOOR LANDING** with airing cupboard.

**PRINCIPAL BEDROOM** 10'10" x 9'10" (3.31 m x 3.00 m) with window facing rear aspect and radiator. Door to:-

**ENSUITE SHOWER ROOM** Comprising tiled shower cubicle, pedestal wash basin, low level WC and radiator.

**BEDROOM TWO** 10'4" x 9'1" (3.15 m x 2.77 m) with window facing front aspect, radiator.

**BEDROOM THREE** 8'8" x 7'4" (2.64 m x 2.24 m) with window facing rear aspect, radiator.

**BATHROOM** Comprising three piece suite with panelled bath and shower over, low level WC, pedestal wash basin and part tiled walls.

**EXTERIOR** To the front of the property there is an open plan garden with a paved parking space. The rear garden is enclosed with a partially walled patio area and pathway with well stocked borders. Gated pedestrian access.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** C (74/88)

**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/6942







Total area: approx. 78.6 sq. metres (846.0 sq. feet)

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.