



Bishop Laney Drive Ely, CB6 1BZ

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Bishop Laney Drive, Ely, Cambridgeshire CB6 1BZ

An opportunity to purchase a detached two bedroom bungalow with garage, driveway and gardens which lies in a small exclusive cul-de-sac of properties, a little over a mile from the centre of Ely.

- Entrance Porch & Entrance Hall
- Living Room
- Two Bedrooms
- Kitchen
- Study
- Lean-to Garden Room
- Bathroom
- Front & Rear Gardens
- Driveway Parking for Several Vehicles
- Garage

Guide Price: £320,000



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 PORCH Entrance door with double glazed insets, radiator and door to: -

ENTRANCE HALL with radiator, door through to: -

LIVING ROOM 15'0" x 12'3" (4.56 m x 3.73 m) with double glazed window to front. Radiator.

KITCHEN 10'8" x 10'5" (3.26 m x 3.17 m) with double glazed window to rear. Range of matching wall and base units with roll edge work surfaces over and tiled splashbacks. Single drainer stainless steel sink unit, cooker recess, radiator, built-in shelved cupboard and further cupboard housing the wall mounted gas boiler serving the central heating and hot water systems.

STUDY 8'10" x 6'6" (2.68 m x 1.98 m) with radiator, door to lean-to garden room and personal door to garage.

GARDEN ROOM PVCu and double glazed construction (not verified) under a polycarbonate roof. Door to garden.

FRONT BEDROOM ONE 12'6" x 8'3" (3.82 m x 2.52 m) to wardrobe. Double glazed window to front. Radiator. Fitted wardrobes to one wall with mirror fronted doors.

BEDROOM TWO 10'11" x 10'2" (3.34 m x 3.10 m) with double glazed window to rear. Radiator.

BATHROOM with double glazed window to rear. Three piece suite comprising panel enclosed bath, pedestal wash hand basin and low level WC. Tiled splashbacks, radiator.

EXTERIOR The property is set back from the road behind a front garden, adjacent to which is a driveway which provides hardstanding for several vehicles and in turn leads to the garage. The rear garden has a range of perennials and trees.

GARAGE 16'8" x 8'11" (5.09 m x 2.71 m) with up and over door, window to side and personal door from study.

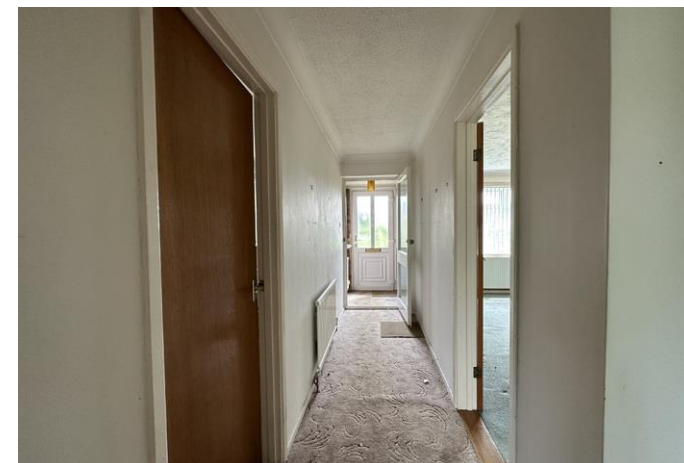
Tenure The property is Freehold

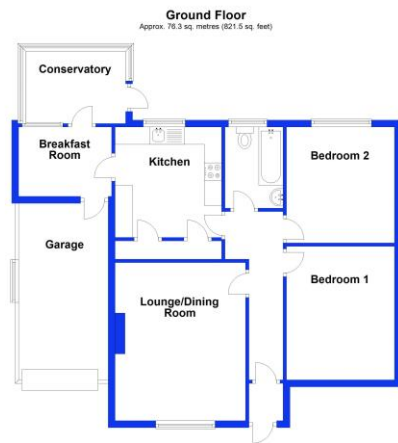
Council Tax Band D

EPC D (68/84)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6752





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.