



Lynn Road, Ely, Cambridgeshire CB6 1DE

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## Lynn Road, Ely, Cambridgeshire, CB6 1DE

A recently modernised three bedroom semi-detached home with off road parking, situated close to the City centre.

- Entrance Porch
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Rear Courtyard Garden

**Guide Price: £300,000**



**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** Fully shelved with plenty of storage for coats and shoes. Downstairs WC.

**LIVING ROOM** 15'9" x 13'1" (4.80 m x 4.00 m) Bright, open plan living area with laminate flooring throughout and double glazed window to front aspect. Radiator.

**DINING ROOM** 10'10" x 7'10" (3.30 m x 2.40 m) Opening from the living area with laminate flooring throughout. Double glazed French doors opening to rear courtyard. Radiator.

**KITCHEN** 10'2" x 7'7" (3.10 m x 2.30 m) with double glazed window to rear aspect and door to side. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset single drainer sink unit with mixer tap over. Four ring gas hob and integrated oven below. Tiled flooring.

**FIRST FLOOR LANDING** with built-in airing cupboard.

**BEDROOM ONE** 12'2" x 8'10" (3.70 m x 2.70 m) with double glazed window to front aspect, laminate flooring, radiator.

**BEDROOM TWO** 11'6" x 7'7" (3.50 m x 2.30 m) with double glazed window to rear aspect, laminate flooring, radiator.

**BEDROOM THREE** 7'7" x 6'3" (2.30 m x 1.90 m) Storage cupboard over stair space, double glazed window to front aspect, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, bath with shower over and wash hand basin. Radiator and laminate flooring.

**EXTERIOR** To the front of the property is a gravelled driveway providing off road parking for several vehicles. The stones on the driveway are a joint responsibility between 80 and 80b Lynn Road. The rear courtyard garden is paved containing a shed and seating area.

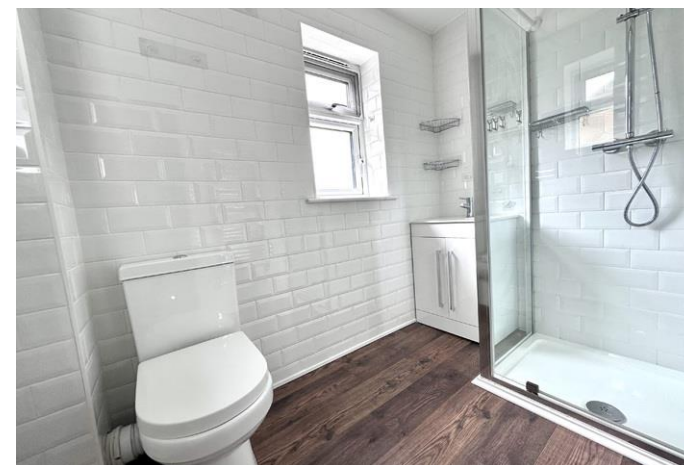
**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** C (72/86)

**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)

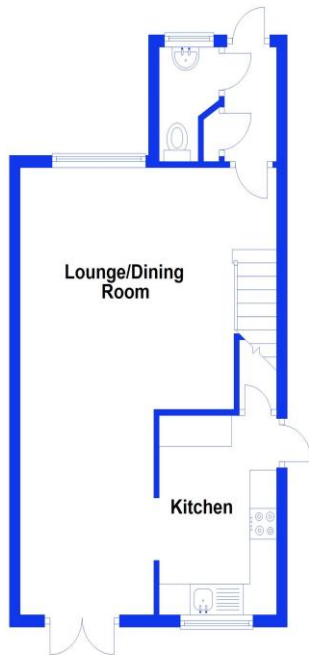
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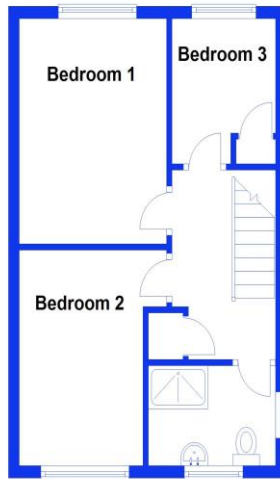
**Ground Floor**

Approx. 39.2 sq. metres (422.4 sq. feet)



**First Floor**

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 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.