



Cambridge Road, Ely, CB7 4HT

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A charming two bedroom end of terrace cottage which benefits from a good sized garden and parking space to the rear, requiring some modernisation, situated within walking distance of the City centre and mainline railway station. No upward chain.

- Sitting Room
- Fitted Kitchen
- Ground Floor Bathroom
- Two Bedrooms
- Gas Central Heating
- Rear Garden & Parking Space
- Some Modernisation Required
- Within Walking Distance of City Centre
- No Upward Chain

Guide Price: £220,000



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.

SITTING ROOM 12'10" x 11'10" (3.90 m x 3.60 m) Entrance door with glazed inset, window to front aspect, radiator, ornate feature fireplace (currently not in use), laminate wood effect flooring, door to:-

KITCHEN 13'5" x 12'2" (4.10 m x 3.70 m) with window to rear aspect and part glazed door to rear garden. Fitted with a range of wall and base units with drawers and work surfaces over. Inset single drainer stainless steel sink unit with mixer tap. Four ring gas hob with extractor over and low level built in oven. Plumbing for washing machine, tiled floor, staircase rising to first floor.

GROUND FLOOR BATHROOM with window to side aspect. Fitted with a three piece suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin and low level WC. Tiled splashbacks and flooring.

FIRST FLOOR LANDING

BEDROOM ONE 12'6" x 11'10" (3.80 m x 3.60 m) with window to front aspect, access to loft, radiator.

BEDROOM TWO 12'10" x 9'2" (3.90 m x 2.80 m) with built-in storage cupboard, window to rear aspect, radiator.

EXTERIOR To the front of the property there is a small enclosed garden. To the rear there is a lawned garden with off street parking via vehicular access from Tower Road.

Tenure The property is Freehold

Council Tax Band B

EPC D (64/88)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6341





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.