



Allen Road, Ely, Cambridgeshire CB7 4GR

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Allen Road, Ely, Cambridgeshire, CB7 4GR

A modern two double bedroom terraced home situated in the popular Kings Avenue development with enclosed rear garden and allocated parking.

- Modern Terraced House
- Entrance Hall & Cloakroom
- Kitchen
- Living Room/Dining Room
- Two Double Bedrooms
- Bathroom
- Enclosed Rear Garden
- Allocated Parking

Guide Price: £259,950



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 with door to front aspect, radiator, built-in storage cupboard.

CLOAKROOM Fitted with a two piece suite comprising low level WC and pedestal wash hand basin. Radiator and double glazed window to front aspect.

KITCHEN 10'0" x 6'3" (2.44m x 1.99 m) Fitted with a matching range of wall mounted and base units with drawers and work surfaces over. Inset single stainless steel single drainer sink unit, fitted electric oven, four ring hob and extractor hood above, plumbing and space for washing machine, double glazed window to front aspect. Wall mounted gas boiler serving the central heating and hot water systems.

LIVING ROOM/DINING ROOM 17'4" x 12'5" (4.59 m x 3.96 m) with useful under stairs storage area, double glazed French doors to rear garden, radiator.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 12'6" x 8'4" (3.97 m x 2.52 m) with double glazed window to rear aspect, built-in storage cupboard, radiator.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower attachment, low level WC and pedestal wash hand basin. Tiled splashbacks, radiator.

BEDROOM TWO 12'5" x 12'3" (3.73 m x 2.45 m) with two double glazed windows to front aspect, radiator.

EXTERIOR To the rear of the property is a fully enclosed garden with a paved patio. Gated access at the rear which in turn leads to the allocated parking.



Tenure	The property is Freehold
Council Tax	Band B
EPC	To Follow
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW/6861

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.