



Tennyson Place, Ely, Cambridgeshire CB6 3WE

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Tennyson Place, Ely, Cambridgeshire CB6 3WE

A three double bedroom semi-detached town house situated in the much sought after Beresford Road development and with the benefit of no upward chain.

- Entrance Hall & Cloakroom
- Fitted Kitchen
- Living / Dining Room
- Two Double Bedrooms & Family Bathroom to First Floor
- Principal Bedroom & En-Suite Shower Room to Second Floor
- Driveway Parking
- Front Garden & Enclosed Rear Garden
- No Upward Chain

Guide Price: £335,000



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 with entrance door to front aspect, staircase rising to first floor.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks.

KITCHEN 10'11" x 6'11" (3.33 m x 2.11 m) with double glazed window to front aspect. Fitted with a matching range of wall and base units with work surfaces over and tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap. Appliance spaces for cooker, washing machine and slimline dishwasher (subject to measurements). Tiled flooring and radiator.

LIVING ROOM/DINING ROOM 14'4" x 14'1" (4.38 m x 4.3 m) 'L' shaped room with double glazed window and double glazed double doors opening to rear garden. Two radiators.

FIRST FLOOR LANDING with staircase rising to second floor. Airing cupboard. Radiator.

BEDROOM TWO 12'2" x 7'6" (3.72 m x 2.29 m) with double glazed window to rear aspect. Built-in double door wardrobe. Radiator.

BEDROOM THREE 10'10" x 7'6" (3.30 m x 2.29 m) with double glazed window to front aspect. Built-in double door wardrobe. Radiator.

FAMILY BATHROOM with double glazed opaque window to rear aspect. Fitted with a three piece suite comprising panel enclosed bath, pedestal wash hand basin and low level WC. Tiled surrounds and flooring.

SECOND FLOOR LANDING with radiator and door to:-

PRINCIPAL BEDROOM 13'5" x 11'4" (4.10 m x 3.45 m) with double glazed window to front aspect, two built-in double wardrobes, radiator and door to:-

EN-SUITE SHOWER/WET ROOM Fully tiled suite comprising low level WC, pedestal wash hand basin and open shower tray.

EXTERIOR To the front there is a gravelled front garden with an adjacent block paved driveway providing off street parking for two cars. Side gate access leads to the rear garden with a covered passageway.

The rear garden is enclosed and offers an excellent level of privacy. There are gravelled and paved areas with shrub and plant borders. Timber shed.

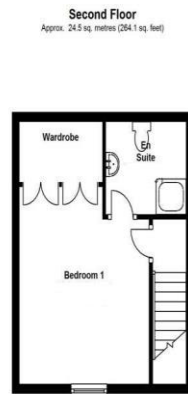
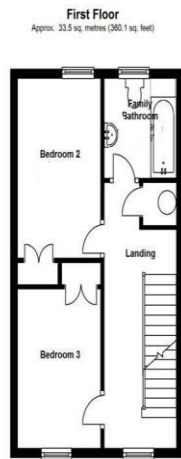
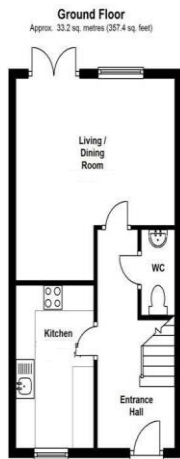
Tenure The property is Freehold

Council Tax Band D **EPC** C (71/85)

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Total area: approx. 91.2 sq. metres (981.6 sq. feet)
Drawings are for guidance only



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