



Mawson Close, Ely, Cambridgeshire CB6 3DX

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Mawson Close, Ely, Cambridgeshire, CB6 3DX

An established and extended three/four bedroom semi-detached home, with driveway and garage, situated in a popular location within walking distance of the City centre and mainline railway station.

- Entrance Porch
- Sitting Room
- Open Plan Kitchen/Dining Room
- Family Room/Bedroom Four
- Ground Floor Shower Room
- Three Bedrooms & Bathroom
- Driveway Parking & Garage
- Front Garden & Generous Rear Garden

Guide Price: £375,000



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

SITTING ROOM 16'0" x 13'9" (4.88 m x 4.19 m) with window to front aspect, two radiators, staircase rising to first floor, fireplace with hearth and surround.

OPEN PLAN KITCHEN/DINING ROOM 17'4" x 15'8" (5.28 m x 4.78 m) Kitchen area fitted with a range of matching wall and base units and drawers, inset 1 & 1/4 bowl stainless steel sink unit and drainer, four ring hob and extractor hood above, fitted electric oven, plumbing for dishwasher, space for freestanding fridge/freezer, extended breakfast bar, double glazed patio doors to rear garden, window to rear garden.

FAMILY ROOM/BEDROOM FOUR 19'8" x 6'5" (5.99 m x 1.96 m) with radiator, double glazed patio doors to rear garden and door into garage.

GROUND FLOOR SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and vanity unit with inset wash basin. Double glazed window to rear aspect.

FIRST FLOOR LANDING with access to loft, double glazed window to side aspect.

BEDROOM ONE 12'3" x 9'4" (3.73 m x 2.84 m) with double glazed window to front aspect, radiator, fitted with a range of bedroom furniture including wardrobes and drawers.

BEDROOM TWO 11'8" x 8'0" (3.56 m x 2.44 m) with double glazed window to rear aspect, fitted wardrobe, radiator.

BEDROOM THREE 9'3" x 6'1" (2.82 m x 1.85 m) with double glazed window to front aspect, radiator, built-in storage cupboard.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath, low level WC and vanity unit with inset wash hand basin. Radiator, double glazed window to rear aspect

EXTERIOR To the front of the property there is an open plan lawned garden, together with a driveway providing off street parking and leading to a single garage. To the rear of the property there is a generous well maintained garden with paved patio, brick outbuilding, lawn and gravelled & shrub bed borders.

Tenure The property is Freehold

Council Tax Band C

EPC E (43/78)

Viewing By Arrangement with Pocock & Shaw
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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.