



Plot 173, The Brigid, St James' Park, Ely CB6 2YL

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Plot 173, The Brigid, St James' Park, Ely, Cambridgeshire CB6 2YL

Plot 173 - The Brigid - is a two bedroom end of terraced home with two dedicated parking spaces which lies within this sort after development built by the highly regarded Hopkins Homes and available immediately.

- Dual Aspect Open Plan Living and Dining Area
- U-shaped Kitchen with Integrated Appliances
- Entrance Hall, Cloakroom and under the stairs storage.
- Two Double Bedrooms
- Good Sized Bathroom
- Two Dedicated Parking Spaces
- Includes Flooring and Turf
- 61.32m² / 660ft²
- 10 year Builders' Warranty

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.

THE BRIGID Downstairs boasts an open plan living and dining area with dual aspect and a back door taking you to the generous garden. There is a separate U-shaped kitchen, cloakroom and under the stairs storage.

The first floor has the two double bedrooms, one could alternatively be used as a study – great if you work from home. The Principal bedroom benefits from a double fitted wardrobe and accompanying the bedrooms is a good sized bathroom.

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

FITTED KITCHEN 9'0" x 7'6" (2.75 m x 2.29 m)

LIVING ROOM/DINING ROOM

14'11" x 12'3" (4.55 m x 3.73 m)

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 12'4" x 10'9" (3.76 m x 3.27 m)

BEDROOM TWO 10'6" x 7'10" (3.21 m x 2.39 m)

BATHROOM

EXTERIOR Rear garden and two dedicated parking spaces.

Tenure The property is Freehold

Council Tax B

EPC B (84/97)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6944





The Brigid

Plots 115, 116(h), 172 & 173(h)



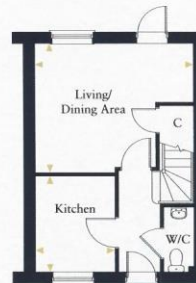
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| | | |
|--------------------|-----------------|----------------|
| Kitchen | 2.753m x 2.285m | 9'0" x 7'6" |
| Living/Dining Area | 4.553m x 3.731m | 14'11" x 12'3" |
| Master Bedroom | 3.755m x 3.271m | 12'5" x 10'9" |
| Bedroom 2 | 2.393m x 3.213m | 10'7" x 7'10" |

* Window to W/C & stairs on plot 173 only



First Floor



Ground Floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

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