



High Barns, Ely, Cambridgeshire CB7 4RN

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High Barns, Ely, Cambridgeshire, CB7 4RN

A three bedroom semi-detached home with off road parking and situated just a short walk from the City centre. No upward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Rear Lobby
- Three Bedrooms
- First Floor WC
- Rear Enclosed Garden
- No Upward Chain

Guide Price: £262,500



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, window to side, staircase rising to first floor.

DOWNSTAIRS BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, opaque window to rear, electric storage heater, vinyl flooring.

SITTING ROOM 17'0" x 9'9" (5.18 m x 2.98 m) with two windows to front aspect, feature electric fire with surround, electric storage radiator, useful understair storage recess.

KITCHEN/BREAKFAST ROOM 12'9" x 8'3" (3.88 m x 2.52 m) with window to rear aspect. Fitted with a range of wall and base units with work surfaces over and tiled splashbacks, inset I & 1/2 bowl sink unit with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge freezer. Built-in double door storage cupboard housing water cylinder with slatted shelves. Door into:-

REAR LOBBY Door leading to coal shed and sliding door leading to workshop which measures 6'3" x 6'1" (1.90m x 1.85m) with double glazed window to rear and power - ideal for an office.

FIRST FLOOR LANDING with access to loft, electric storage heater.

BEDROOM ONE 14'0" x 9'10" (4.27 m x 3.00 m) with two windows to front aspect, built-in sliding four door wardrobe with overhead storage and hanging space.

BEDROOM TWO 10'3" x 10'0" (3.12 m x 3.05 m) with window to rear aspect, electric storage heater, built-in double wardrobe with sliding doors, overhead storage and hanging space.

BEDROOM THREE 10'0" x 7'3" (3.05 m x 2.20 m) with window to rear aspect.

WC with window to side aspect, low level WC and wash hand basin with tiled splashbacks.

EXTERIOR To the front is a dropped kerb leading to block paved off road parking for several vehicles. Side access leads to the front door and in turn to the rear garden. The enclosed rear garden is mainly laid to lawn with timber shed to the rear, pathway to rear and patio directly behind the property.

Tenure The property is Freehold

Council Tax Band B

EPC E (53/82)

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.