



Merivale Way, Ely, Cambridgeshire, CB7 4GQ

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Merivale Way, Ely, Cambridgeshire CB7 4GQ

A beautifully presented two double bedroom home with two en-suites situated on a generous plot overlooking Kings Avenue green.

- Entrance Hall
- Kitchen
- Living/Dining Room
- Downstairs Cloakroom
- Two Double Bedrooms
- One En-Suite Bathroom
- One En-Suite Shower Room
- Enclosed Rear Garden
- Off Road Parking to Rear

Guide Price: £290,000



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, radiator, useful storage cupboard, wood flooring which continues through to the main reception room.

KITCHEN 10'0" x 6'1" (3.05 m x 1.85 m) with double glazed window to front aspect, fitted with a range of wall and base units with work surfaces over, tiled splashbacks with stainless steel splashback behind the four ring gas hob, built-in oven and Whirlpool extractor canopy over. Stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, wall mounted Potterton gas boiler, ceramic tiled flooring.

CLOAKROOM with opaque double glazed window to front aspect, fitted with a two piece suite comprising low level WC and corner wash hand basin with tiled splashback. Radiator, ceramic tiled flooring and wall mounted fuse box.

LIVING / DINING ROOM 17'5" x 12'8" (5.30 m x 3.85 m) with double glazed patio doors opening to rear garden, staircase rising to first floor with useful understair storage recess, double glazed window to side aspect, two radiators, wood flooring.

FIRST FLOOR LANDING with laminate flooring and smoke alarm.

BEDROOM ONE 12'8" x 8'4" (3.85 m x 2.55 m) with double glazed window overlooking Kings Avenue common, radiator, built-in three door wardrobe with overhead storage and hanging space. Laminate flooring, door leading to:-

EN-SUITE Fitted with a three piece suite comprising low level WC, wash basin and panel enclosed bath. Tiled splashbacks, radiator, shaver point and opaque double glazed window to side aspect.

BEDROOM TWO 12'8" x 9'2" (3.85 m x 2.80 m) maximum measurements. Double glazed window to rear aspect overlooking garden, radiator, laminate flooring, door leading to:-

EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Opaque double glazed window to side aspect, ceramic tiled flooring, shaver point, radiator.

EXTERIOR To the front the property benefits from overlooking Kings Avenue common with walkways leading to the local junior school and also onto Roswell pits. The rear garden is fully enclosed by wood panel fencing and is mainly laid to lawn with a patio directly to the rear of the property and further patio area to the far end, established plant and shrub borders, gated access which then leads to the off road parking to the rear of the property.





Tenure - The property is Freehold

Council Tax - Band B

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6683

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.