



New Barns Road, Ely, Cambridgeshire CB7 4PN

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A three bedroom/two reception room detached property situated within a central City location with the advantage of no upward chain. Viewing recommended.

- Entrance Hall
- Lounge & Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Enclosed Rear Garden
- Central City Location
- No Upward Chain

Guide Price: £350,000



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 door and window to front aspect, staircase rising to first floor with under stairs storage cupboard, exposed wooden flooring, radiator.

LOUNGE 11'10" x 9'10" (3.60 m x 3.00 m) with double glazed window to front aspect, feature open fireplace, alcove shelving, exposed wooden flooring, radiator and opening through to:-

DINING ROOM 10'10" x 10'6" (3.30 m x 3.20 m) with double glazed French doors to rear garden. Radiator.

KITCHEN 16'5" x 7'3" (5.00 m x 2.20 m) Fitted with matching units, base units and drawers, stainless steel sink unit, space for freestanding cooker with extractor hood above, space for freestanding fridge/freezer, cupboard housing gas fired boiler. Tiled flooring, two double glazed windows, door to rear garden and radiator.

FIRST FLOOR LANDING with loft access. Radiator.

BEDROOM ONE 10'10" x 10'6" (3.30 m x 3.20 m) window to rear aspect. Radiator.

BEDROOM TWO 10'10" x 9'10" (3.30 m x 3.00 m) Dual aspect with windows to front aspect with Paradise playing field views. Radiator.

BEDROOM THREE 7'10" x 6'11" (2.40 m x 2.10 m) with double glazed window to front aspect. Radiator.

SHOWER ROOM Fitted with a three piece suite comprising walk-in shower with drencher shower head and shower attachment, low-level WC and wash hand basin. Heated towel rail, tiled flooring, double glazed window to rear aspect.

EXTERIOR Enclosed rear garden with lawn and a patio area.

Tenure The property is Freehold

Council Tax Band C

EPC E (51/79)

Viewing By Arrangement with Pocock & Shaw

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

Ref CWH/7027





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.