



St Johns Road, Ely, Cambridgeshire CB6 3BE

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## St Johns Road, Ely, Cambridgeshire CB6 3BE

A charming three bedroom end of terrace property, beautifully presented and much improved by the current owner and situated just a short walk from the City centre.

- End of Terrace Home
- Entrance Hall
- 'L' Shaped Sitting / Dining Room
- Kitchen
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Recently Installed Double Glazing
- Enclosed Rear Garden
- Walking Distance to City Centre

**Guide Price: £319,950**



**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 aspect, staircase rising to first floor with useful storage recess under, radiator, solid wood flooring.

#### 'L' SHAPED SITTING ROOM/DINING ROOM

**SITTING ROOM** 10'6" x 10'0" (3.20 m x 3.05 m) with double glazed window to front aspect, radiator, open fire (not tested) with attractive surround, solid wood flooring which continues through to:-

**DINING ROOM** 15'4" x 11'6" (4.67 m x 3.50 m) with double glazed window to rear aspect, solid wood flooring and two built-in bespoke cupboards with shelving. Door to:-

**KITCHEN** 13'11" x 6'3" (4.25 m x 1.90 m) with double glazed windows to rear and side and patio door opening to rear. Fitted with an attractive range of base and wall units with work surfaces over, feature panel splashback, inset I & 1/2 bowl stainless steel sink unit with mixer tap, space for range style cooker, plumbing for washing machine and space for fridge freezer. Radiator and vinyl flooring.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Solid wood flooring, extractor fan.

**FIRST FLOOR LANDING** with access to loft.

**BEDROOM ONE** 11'6" x 9'4" (3.50 m x 2.85 m) with double glazed window to front aspect overlooking pastureland. Radiator, two built-in storage cupboards.

**BEDROOM TWO** 10'0" x 9'6" (3.05 m x 2.90 m) with double glazed window to rear aspect, radiator, built-in storage cupboard housing the gas fired boiler.

**BEDROOM THREE** 8'6" x 7'3" (2.60 m x 2.22 m) with double glazed window to rear. Radiator.

**FAMILY BATHROOM** Recently fitted with an attractive three piece suite comprising low level WC, feature wash hand basin and bath with separate shower attachment over with drencher head. Opaque double glazed window to front, metro style tiled splashbacks, heated towel rail, vinyl flooring.

**EXTERIOR** To the front is an enclosed gravelled front garden with wood panel fencing. Side gated access leading to the rear garden. Directly behind the property is a hardstanding area with gated access which in turn leads to the large lawned rear garden with a wildlife area to the rear.

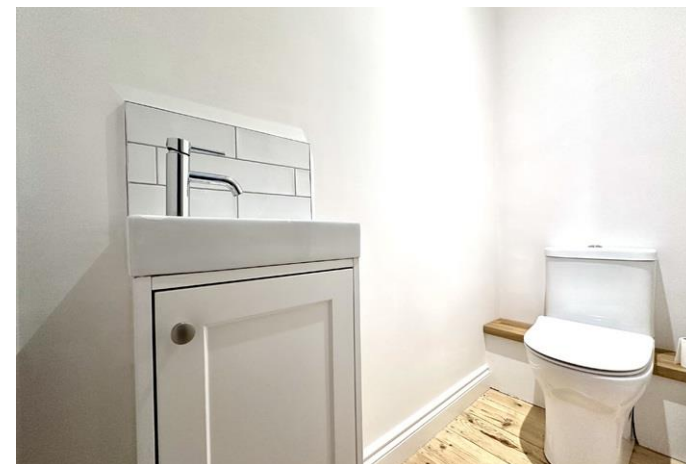
**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
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**Ref** MJW/6880





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