



**Church Lane, Ely, Cambridgeshire CB7 4JG**

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## Church Lane, Ely, Cambridgeshire CB7 4JG

Situated within a highly desirable central City location with amenities on your doorstep, a viewing is highly recommended to fully appreciate this recently refurbished individual one bedroom property.

- Recently Refurbished
- Entrance Hall
- Open Plan Kitchen/Living Room
- Double Bedroom
- Bathroom
- Central City Location
- No Upward Chain

**Guide Price: £259,950**



**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 door and window to front aspect. Electric radiator. Staircase rising to first floor.

**OPEN PLAN LIVING AREA / KITCHEN** 17'9" x 13'1" (5.40 m x 4.00 m) Dual aspect room with window to front aspect having attractive cathedral views and Velux window to rear aspect. Kitchen with single drainer sink unit, fitted electric oven. Electric microwave oven, two ring hob and base units/drawers. Electric radiator.

**BEDROOM** 12'2" x 9'2" (3.70 m x 2.80 m) Dual aspect room with windows to front and rear. Electric radiator.

**BATHROOM** Fitted with a three piece suite comprising panel bath with shower over, low-level WC and wash hand basin. Electric heated towel rail, airing cupboard housing the hot water tank and storage area.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** D (67/88)

**Viewing** By Arrangement with

Pocock & Shaw

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**Ref** MJW/7025



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.