



Station Road, Ely, Cambridgeshire CB7 4BS

www.pocock.co.uk



Station Road, Ely, Cambridgeshire CB7 4BS

An ideal investment or first time buyer property offering a ground floor flat with separate tandem length garage in an excellent location within easy access to the mainline railway station, river and City centre.

- Ground Floor Flat
- Living Room
- Bedroom
- Kitchen
- Bathroom
- Tandem Length Garage
- Within Easy Access to Mainline Railway Station, River & City Centre
- Recent Rent Return of £750pcm

Guide Price: £169,500



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.

LIVING ROOM 11'11" x 10'0" (3.62 m x 3.06 m) with entrance door and double glazed window to front aspect. Feature electric fire, glazed door leading into:-

BEDROOM 10'7" x 10'6" (3.23 m x 3.20 m) with high level windows and glazed door from lounge to allow natural light in. Access through to kitchen & shower room.

KITCHEN 10'4" x 5'7" (3.15 m x 1.69 m) Step up from bedroom. Fitted with a matching range of wall and base units with work surfaces over, electric oven and hob with extractor over, under counter space for fridge, freezer and washing machine. Tiled surrounds and bi-fold door into:-

SHOWER ROOM Fitted with a fully tiled shower cubicle with electric shower and extractor fan, low level WC and matching corner sink. Tiled surrounds, double glazed opaque window to rear.

TANDEM GARAGE 30'7" x 10'7" (9.31 m x 3.22 m) Separate tandem garage with up and over metal door, wooden window to side and storage area to rear.

Tenure The property is Share of Freehold

Council Tax Band A

EPC D (64/75)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW/6887





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.