



**Broad Street, Ely, Cambridgeshire CB7 4AH**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Broad Street, Ely, Cambridgeshire CB7 4AH

A rare opportunity to acquire a two bedroom character house with upside down living accommodation and spectacular views of the Cathedral. The property benefits from secure off road parking for two vehicles and is situated within easy walking distance of the City centre and is approx 0.5 miles from the railway station.

- Entrance Hall
- Two Bedrooms & Bathroom to Ground Floor
- First Floor Living Room With Superb Views to Ely Cathedral
- Kitchen/Breakfast Room
- Rear Gated Access
- Secure Allocated Parking
- Communal Courtyard Garden
- No Upward Chain

**Guide Price: £325,000**



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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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, understairs cupboard and storage heater.

**BEDROOM ONE** 13'9" x 9'2" (4.2m x 2.8m) with two double glazed windows to rear, built in wardrobes with overhead storage and hanging space, wall mounted storage unit and electric storage heater.

**BEDROOM TWO** 8'2" x 6'11" (2.50 m x 2.10 m) with sash window to front aspect. Fitted with a range of wardrobes and drawer units, electric storage heater.

**BATHROOM** Fitted with a three piece suite comprising bath with mixer taps and shower over, wash hand basin and low level WC. Electric wall mounted heater and vinyl flooring.

## FIRST FLOOR

**LIVING ROOM** This room is certainly a feature to be noted. It has fantastic views over Ely Cathedral by way of the large window to rear. Feature fireplace with brick hearth and wood surround (not tested and not in use), solid wood floor, electric storage heater, and door leading to:-

**KITCHEN/BREAKFAST ROOM** 13'9" x 7'3" (4.20 m x 2.20 m) with two windows to front aspect. Fitted with range of base and wall units, work surfaces over and inset 1 & 1/2 bowl stainless steel sink unit. Built in four ring electric hob with extractor over and electric oven below. Plumbing and space for washing machine, electric storage heater and vinyl flooring.

**EXTERIOR** Private gated access to the rear of the property leading off Broad Street car park, leading to allocated off street parking for two vehicles, small communal courtyard garden.

**AGENTS NOTE** Please note that the images were taken before the current tenants took occupation.

**Tenure** The property is Freehold

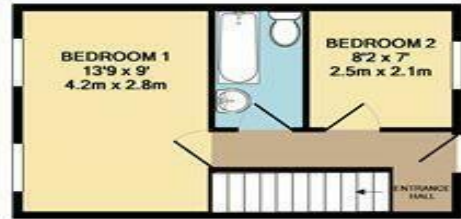
**Council Tax** Band C

**EPC** E (48/72)

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

**Ref** MJW/7060-5571





GROUND FLOOR



1ST FLOOR

BROAD STREET, ELY, CAMBS, CB7 4AH

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.