



**Station Road, Ely, Cambridgeshire CB7 4BS**

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## Station Road, Ely, Cambridgeshire CB7 4BS

A superbly presented and greatly improved two bedroom cottage ideal for commuters and those who wish to take advantage of the central City location. Viewing highly recommended.

- Terraced Cottage
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Allocated Parking
- Communal Garden Area
- Within Walking Distance of Railway Station, Riverside and City Centre

**Guide Price: £260,000**



**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.

**LOUNGE** 16'1" x 8'10" (4.90 m x 2.70 m) with double glazed window and door to front aspect, radiator, staircase rising to first floor and under stairs storage cupboard.

**KITCHEN** 16'1" x 5'7" (4.90 m x 1.70 m) Fitted with a matching range of wall mounted units, base units, drawers, tiled splashbacks and inset single drainer stainless steel sink unit. Fitted double electric oven, microwave and four ring hob with extractor hood above. Integral fridge freezer, plumbing for utilities, wall mounted gas boiler, double glazed window to front aspect.

**FIRST FLOOR LANDING** with Velux windows, exposed beams, storage cupboard.

**BEDROOM ONE** 9'2" x 8'2" (2.80 m x 2.50 m) with double glazed window to front aspect, radiator, exposed beam.

**BEDROOM TWO** 9'2" x 6'3" (2.80 m x 1.90 m) with double glazed window to front aspect, radiator, cupboard/storage above, loft access, exposed beam.

**BATHROOM** Comprising panelled bath with shower attachment and shower above, low-level WC, vanity unit with inset wash hand basin, Velux window, heated towel rail and exposed beam.

**EXTERIOR** The property benefits from allocated parking and a communal garden area.

**Tenure** The property is Freehold

**Council Tax** Band A

**EPC** C (73/91)

**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** CWH/7067



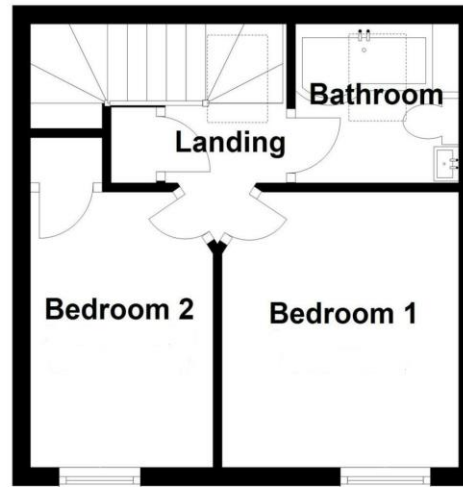
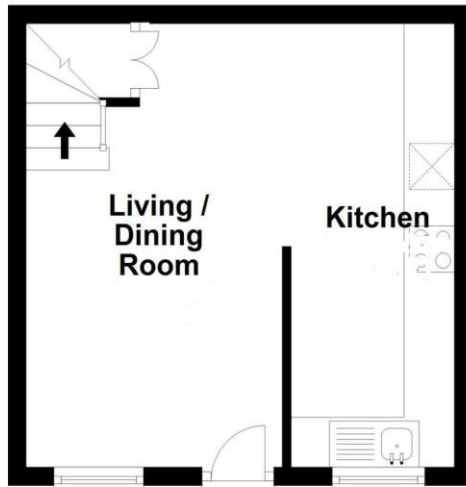


### Ground Floor

Approx. 23.0 sq. metres (247.3 sq. feet)

### First Floor

Approx. 24.2 sq. metres (260.5 sq. feet)



Total area: approx. 47.2 sq. metres (507.8 sq. feet)

Drawings are for guidance only

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.