



Hamilton Road, Ely, Cambridgeshire CB6 3BN

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## Hamilton Road, Ely, Cambridgeshire CB6 3BN

A rare opportunity to purchase a three bedroom semi-detached bungalow which lies in a small sought after cul-de-sac location. No Upward Chain.

- Entrance Hall
- Dual Aspect Living Room
- Kitchen
- Conservatory/Garden Room
- Three Bedrooms
- Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden
- No Upward Chain

**Guide Price: £345,000**



**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.

**ENTRANCE HALL** Entrance door with double glazed insets, two built-in cloaks cupboards, separate airing cupboard and further cupboard housing the wall mounted gas boiler serving the central heating and hot water systems. Radiator, hatch to roof space.

**DUAL ASPECT LIVING ROOM** 19'0" x 10'11" (5.80m x 3.34m) with double glazed window to front and glazed double doors to the garden room/conservatory. Radiator.

**KITCHEN** 12'5" x 7'10" (3.78m x 2.40m) with double glazed window to rear overlooking the garden, door with double glazed insets to the conservatory/garden room. Fitted with a range of wall and base cupboards with inset stainless steel single drainer sink unit, plumbing for washing machine and slimline dishwasher (subject to measurements), cooker recess, upright fridge freezer recess (subject to measurements), ceramic tiled flooring and splashbacks.

**CONSERVATORY/GARDEN ROOM** 16'3" x 11'11" (4.95m x 3.64m) Of brick and double glazed construction under a mono pitched glazed roof with double doors to garden. Ceramic tiled flooring.

**BEDROOM ONE** 12'2" x 9'1" (3.71m x 2.76m) with double glazed window to front. Built-in wardrobes with sliding doors, radiator.

**BEDROOM TWO** 11'3" x 8'5" (3.43m x 2.57m) with double glazed window to rear. Radiator.

**BEDROOM THREE** 7'6" x 9'1" (2.29m x 2.76m) narrowing to 2.11m with built-in cupboard, double glazed window to front and radiator.

**BATHROOM** with double glazed window to rear. Suite in white comprising panel enclosed bath with tiled surround, pedestal wash hand basin and close coupled WC. Built-in shelved cupboard, ceramic tiled flooring.

**EXTERIOR** Hamilton Road is a small desirable cul-de-sac which lies just off The Chase, a little over a mile from the centre of Ely. The bungalow is set back from the road behind a front garden which is predominantly laid to lawn with several shrubs to the front and a mature tree, adjacent to which is a driveway providing off street parking for at least two vehicles and in turn leads to a **GARAGE**.

The rear garden is a particular feature of the property. It consists of a shaped lawn with beds and borders with a variety of shrubs and perennials.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** PEO-6890





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.