



Allen Road, Ely, Cambridgeshire CB7 4NL

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

Allen Road, Ely, Cambridgeshire CB7 4NL

An attractive and well presented three double bedroom 'Norbury style' home situated on the now established Cathedral View development.

- Entrance Hall & Cloakroom
- Kitchen
- Sitting Room/Dining Room
- Two Bedrooms & Bathroom to First Floor
- Principal Bedroom, Dressing Area & En-Suite to Second Floor
- Enclosed Rear Garden
- Garage En-Bloc to Rear

Guide Price: £330,000



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 with entrance door to front, laminate flooring, useful storage cupboard, staircase rising to first floor.

SITTING ROOM/DINING ROOM 13'5" x 13'3" (4.08m x 4.05m) maximum measurements. Double glazed patio doors opening to rear with windows either side, radiator, useful understairs storage cupboard, laminate flooring.

KITCHEN 12'9" x 6'5" (3.88m x 1.95m) with double glazed window to front aspect. Fitted with an attractive range of wall and base units with work surfaces over and inset 1 & 1/2 bowl stainless steel sink unit with stainless steel splashback. Four ring AEG electric hob with stainless steel splashback, extractor canopy over and fitted AEG single oven below. Built-in dishwasher, space and plumbing for washing machine, space for fridge/freezer, ceramic tiled flooring. Radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, opaque window to front aspect, wall mounted fuse box, ceramic tiled flooring.

FIRST FLOOR LANDING with radiator.

BEDROOM THREE 13'5" x 11'0" (4.10m x 3.35m) with two double glazed windows to front aspect. Radiator.

BEDROOM TWO 13'5" x 11'8" (4.10m x 3.55m) with double glazed window to rear aspect. Built-in 6 door wardrobe to one wall with overhead storage and hanging space. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath. Tiled splashbacks, shower screen, radiator, shaver point and ceramic tiled flooring.

SECOND FLOOR LANDING with door leading to: -

PRINCIPAL BEDROOM 13'5" x 13'4" (4.08m x 4.06m) maximum measurements. Double glazed dormer window to front aspect, built-in overstairs storage cupboard housing water tank, opening to **DRESSING AREA** with 6 door built-in wardrobes with overhead storage and hanging space. Radiator and Velux window. Door to: - **EN-SUITE SHOWER ROOM** with Velux window, fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower. Tiled splashbacks, built-in cupboard with shelving, ceramic tiled flooring.

EXTERIOR The property has a small hard landscaped front garden with path leading to front door. The rear garden has recently been landscaped and now offers two feature lawns and a large patio area with gated access which in turn leads to the garage en-bloc.

EN-BLOC GARAGE is leasehold with a maintenance charge of approximately £264 per annum and ground rent of approximately £67.22 per annum.



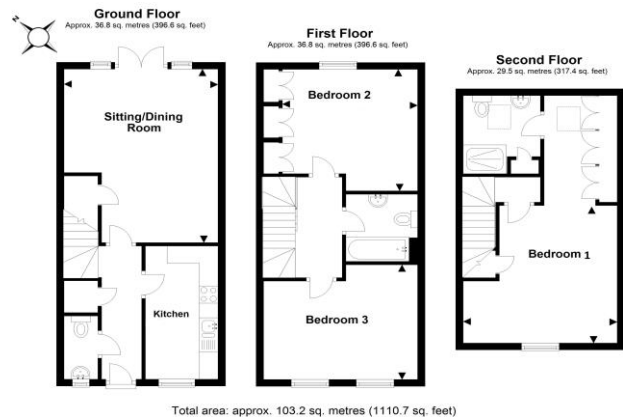


Tenure The property is Freehold (Garage is leasehold)

Council Tax Band C **EPC** C (79/89)

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

Ref MJW/6857



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.