



Red Admiral Street, Ely, Cambridgeshire CB7 4FU

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A particularly well appointed three bedroom semi-detached residence which lies within this highly sought after development.

- Entrance Hall & Cloakroom
- Sitting Room
- Impressive Kitchen/Dining Room
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Driveway Parking
- Enclosed Rear Garden

Guide Price: £390,000



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 opaque leaded light style inset, wood effect flooring, staircase rising to first floor with useful cupboard under, radiator, door to:-

CLOAKROOM with double glazed window to front. Suite in white comprising corner wash hand basin with tiled splashbacks and central mixer tap and close coupled WC. Wood effect flooring, downlighters to ceiling, radiator.

SITTING ROOM 15'11" x 11'1" (4.84 m x 3.37 m) with double glazed window to front. Radiator.

IMPRESSIVE KITCHEN/DINING ROOM 18'2" x 11'3" (5.53m x 3.44m) with double glazed double French doors and wing windows to rear garden. Comprehensively fitted with a matching range of wall and base units with drawers and wood effect work surfaces over with matching upstands and inset 1 & 1/4 bowl stainless steel single drainer sink unit with mixer tap. fitted appliances include an integrated fridge and freezer, an AEG double oven and AEG four ring stainless steel gas hob with a splashback panel and overhead extractor hood. Wood effect flooring, radiator. Utility cupboard with plumbing for washing machine.

FIRST FLOOR LANDING with double glazed to side on return of staircase, radiator, hatch to boarded roof space with fitted loft ladder, radiator and fitted overstairs cupboard which houses the gas boiler serving the central heating and hot water systems.

BEDROOM ONE 11'5" x 9'1" (3.49 m x 2.76 m) to wardrobes. Double glazed window to front. Fitted treble wardrobe with hanging rail and shelving, further built-in double wardrobe with hanging rail and shelving, radiator and door to:-

EN-SUITE SHOWER ROOM Suite comprising full width (1.16m) tiled shower cubicle with wall mounted wash hand basin with mixer tap and close coupled WC. Half tiled walls, shaver point, wall mounted towel rail/radiator extractor fan and downlighters to ceiling.

BEDROOM TWO 11'9" x 9'3" (3.57 m x 2.81 m) plus door recess. Double glazed window to rear, radiator, built-in wardrobe with hanging rail and shelf.

BEDROOM THREE 8'8" x 8'6" (2.65 m x 2.59 m) with double glazed window to rear. Radiator.

FAMILY BATHROOM with double glazed window to front. Suite in white comprising panel enclosed bath with mixer tap and shower over, wall mounted wash hand basin with mixer tap and close coupled WC. Shaver point, downlighters to ceiling, extractor fan and wall mounted towel rail/radiator.

EXTERIOR The property is set back from the road behind a front garden which is predominantly laid to lawn with a retaining edge. Adjacent to this is a block paved driveway in a herringbone style pattern, at the end of which is gated access to the rear garden. The rear garden consists of a paved patio from the house, beyond which it is predominantly laid to lawn, enclosed by timber panelled fencing and bordered by several shrub/perennials.





Tenure The property is Freehold

Council Tax Band C

EPC B (84/95)

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

Ref MJW/6973



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.