



St. Johns Road, Ely, Cambridgeshire CB6 3BW

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## St. Johns Road, Ely, Cambridgeshire CB6 3BW

A well-proportioned three bedroom detached bungalow which lies in this sought after cul-de-sac location, a little over a mile from the City centre.

- Entrance Hall
- 4.97m x 3.7m Living Room
- Fitted Kitchen
- Three Bedrooms
- En-suite Shower Room to Principal Bedroom
- Bathroom
- Front & Rear Gardens
- Garage & Driveway Parking
- No Upward Chain

**Guide Price: £450,000**



**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 glazed stained effect inset, hatch to roof space, cupboard housing gas fired boiler serving the central heating and hot water systems. Radiator, door to:-

**LIVING ROOM** 16'4" x 12'2" (4.97 m x 3.70 m) with double glazed double doors to the rear garden. Coal effect gas fire (not tested) sat on a marble effect hearth with matching insets and painted surround. Radiator.

**KITCHEN** 11'7" x 10'10" (3.52 m x 3.31 m) with double glazed window and door to garden. Fitted with a matching range of wall and base units with roll edge work surfaces, tiled splashbacks and inset 1 & 1/3 bowl single drainer sink unit. Space for plumbing for both dishwasher and washing machine, further appliance space for maybe a tumble dryer. Built-in electric oven/grill with four ring gas hob and extractor hood over. Recess for upright fridge freezer (subject to measurements). Radiator.

**PRINCIPAL BEDROOM** 11'6" x 9'0" (3.50 m x 2.75 m) (4.3m to bay) Double glazed bay window to rear. Radiator, door to:-

**EN-SUITE SHOWER ROOM** with double glazed window to side. Fitted with a suite comprising WC, pedestal wash hand basin and shower cubicle. Fully tiled walls and radiator.

**BEDROOM TWO** 9'6" x 9'11" (2.90 m x 3.02 m) (plus bay) with double glazed bay window to front. Fitted double wardrobe, radiator.

**BEDROOM THREE/DINING ROOM** 10'4" x 8'9" (3.14 m x 2.66 m) (plus bay) with double glazed bay windows to front. Radiator. Presently in use as a Dining Room which could alternatively be a third bedroom.

**BATHROOM** with double glazed window to front. Suite comprising panel enclosed bath with twin grips and shower unit over, close coupled WC and pedestal wash hand basin. Tiled surrounds and extractor fan.

**EXTERIOR** The property lies almost at the very end of a small spur which consists of just three detached bay fronted bungalows. It is set back from the road behind a frontage which is mainly gravelled with hedging and conifers. Adjacent to this is a herringbone patterned driveway which provides off street parking and in turn leads to the **GARAGE**.

The rear garden consists of a paved, almost full width, patio beyond which are gravelled beds and raised beds with a variety of perennials and shrubs.

**Tenure** The property is Freehold

**Council Tax** Band D **EPC** D (62/78)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD/6955





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.