



Broad Street, Ely, Cambridgeshire CB7 4BD

[www.pocock.co.uk](http://www.pocock.co.uk)

**pocock & shaw**  
Residential sales, lettings & management

## Broad Street, Ely, Cambridgeshire CB7 4BD

A charming mid terrace period cottage with no upward chain and it's own parking space, which lies in a superb position just off Broad Street adjacent to Jubilee Gardens, close to the river, Ely Marina, the mainline railway station and City centre.

- 4.18 x 3.58m Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Front Garden with Patio
- Allocated Parking Space
- No Upward Chain

**Guide Price: £215,000**



**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.

**LIVING ROOM** 13'9" x 11'9" (4.18 m x 3.58 m) with double glazed window and door with double glazed inset to front. Former fireplace with a raised brick hearth to one side of which is a cupboard housing the gas fired boiler serving the central heating and hot water systems, whilst to the other side is recessed fitted shelving. Staircase rising to first floor, exposed beam, radiator, two wall light points and two walkways through to:-

**FITTED KITCHEN** 13'7" x 6'1" (4.14 m x 1.86 m) narrowing to 1.56m. Double glazed window to front. Fitted with a range of wall and base units, roll edge work surfaces over, tiled splashbacks and inset single drainer sink unit with mixer tap. Built-in electric oven and four ring hob, plumbing and space for washing machine and other appliances subject to measurements. Radiator.

**FIRST FLOOR LANDING** with hatch to roof space.

**DOUBLE BEDROOM** 12'1" x 14'6" (3.68 m x 4.41 m) narrowing to 3.22m with double glazed window to front having wonderful views over Jubilee Gardens which in turn lead to the river and marina. Built in cupboard with shelving, attractive feature fireplace with cast iron grate, tiled insets and timber surround and mantle shelf. Radiator.

**BATHROOM** with double glazed window to front. Suite in white comprising vanity unit with inset wash hand basin and mixer taps, WC and panel enclosed bath with mixer taps and shower attachment. Tiled surrounds, wall mounted towel rail / radiator in a chrome finish.

**EXTERIOR** The property lies in a delightful position within a small spur just off Broad Street which consists of just three cottages adjacent to Jubilee Gardens. There is a paved front garden, whilst to the end of the spur is a parking area within which is a reserved space and a useful storage shed.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** D (66/90)

**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)

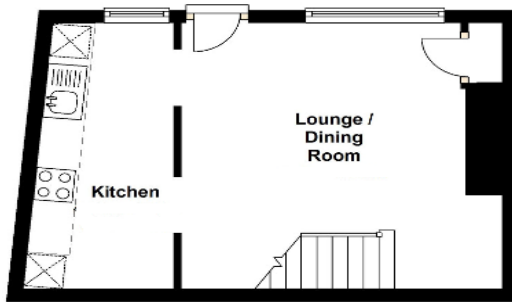
**Ref** GVD/6765





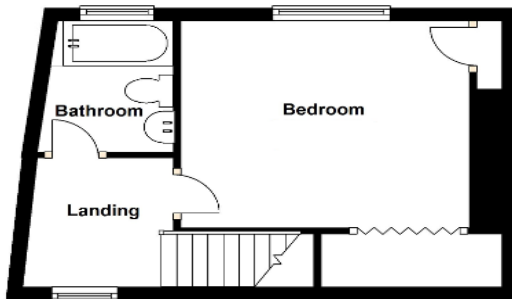
**Ground Floor**

Approx. 24.5 sq. metres (263.4 sq. feet)



**First Floor**

Approx. 23.3 sq. metres (250.3 sq. feet)



Total area: approx. 47.7 sq. metres (513.6 sq. feet)

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.