



King Edgar Close, Ely, Cambridgeshire CB6 1DP

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King Edgar Close, Ely, Cambridgeshire, CB6 1DP

A rare opportunity to purchase an individual detached property, in need of improvement, in an enviable cul-de-sac setting on a plot exceeding 3/4 of an acre (STS).

- Detached House
- Entrance Hall
- Reception Room
- Dining Room
- Rear Lobby & Cloakroom
- Four Bedrooms
- Bathroom
- Garage & Off Road Parking
- Plot exceeding 3/4 of an acre (STS)

Guide Price: £600,000



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 insets either side, staircase rising to first floor, radiator, doors through to kitchen and front reception room.

FRONT RECEPTION ROOM 17'11" x 10'11" (5.46 m x 3.32 m) plus bay recess. Bay window to front. Radiator, folding doors to dining room, fireplace (not tested) sat on a stone hearth with matching surround and timber mantle shelf over. Three wall light points.

DINING ROOM 10'4" x 8'11" (3.16 m x 2.71 m) with door to conservatory, radiator, doorway through to :-

KITCHEN 15'0" x 8'11" (4.56 m x 2.71 m) (3.55m maximum) with window to rear. Range of wall and base units, inset single drainer 1 & 1/3 bowl sink unit, plumbing and space for washing machine and slimline dishwasher, door to:-

REAR LOBBY 13'0" x 10'6" (3.97 m x 3.20 m) with personnel door to GARAGE measuring 3.97m x 3.2m (13'0" x 10' 6") with rear door to garden.

Access to **WC** and **UTILITY ROOM** measuring 2.32m x 2.14 (8'3" x 7'0") with window to rear and butler sink.

CONSERVATORY 25'4" x 7'0" (7.71 m x 2.14 m) Of brick and timber glazed construction with a corrugated plastic roof. Patio door leading to large paved patio.

FIRST FLOOR LANDING with window to rear overlooking the fine garden. Airing cupboard, access to insulated loft which is partly boarded with ample storage space.

BEDROOM ONE 15'5" x 11'11" (4.70 m x 3.62 m) Dual aspect room with window to side and French door leading to balcony at the front. Radiator.

BEDROOM TWO 13'11" x 10'10" (4.23 m x 3.31 m) with window to front. Radiator.

BEDROOM THREE 10'6" x 8'11" (3.20 m x 2.71 m) with window to rear. Radiator.

BEDROOM FOUR 11'6" x 9'4" (3.50 m x 2.85 m) with window to front. Radiator.

BATHROOM with window to rear. Coloured suite comprising bath with mixer tap and hand grip, pedestal wash hand basin and WC. Radiator.

EXTERIOR No. 35 lies at the very end of this sought after cul-de-sac. Lying on a plot in excess of 3/4 of an acre (STS), the house is set back behind a frontage with hardstanding for several vehicles. Whilst to the side and rear of the property it is extensively lawned with many varieties of mature trees and shrubs.

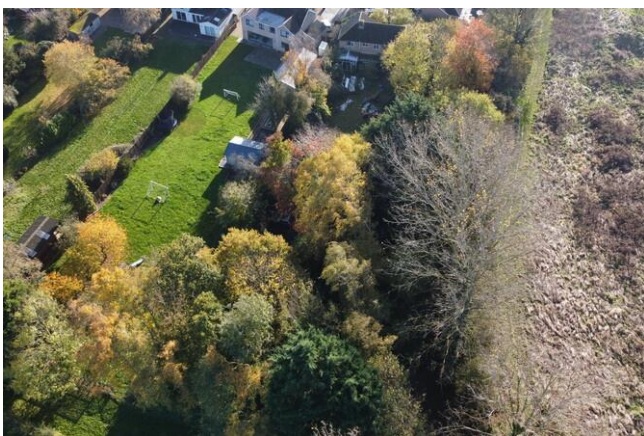
Tenure The property is Freehold

Council Tax Band E **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6830





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.