



Lynn Road, Ely, Cambridgeshire, CB6 1DE

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Residential sales, lettings & management

## Lynn Road, Ely, Cambridgeshire, CB6 1DE

A detached three bedroom bungalow of concrete slab construction situated on a large private plot just a short walk from the City centre. Cash buyers only.

- Detached Bungalow
- Large Private Plot
- Three Bedrooms
- Living Room
- Kitchen
- Bathroom
- Cash Buyers Only

**Guide Price: £275,000**



**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.

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|--------------------|---|
| <b>Tenure</b>      | The property is Freehold  |
| <b>Council Tax</b> | Band A  |
| <b>EPC</b>         | G (10/59)   |
| <b>Viewing</b>     | By Arrangement with Pocock & Shaw<br>Tel: 01353 668091<br>Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a><br><a href="http://www.pocock.co.uk">www.pocock.co.uk</a> |
| <b>Ref</b>         | MJW/6799  |



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.