



Fitzgerald Close, Ely, Cambridgeshire, CB7 4QD

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## Fitzgerald Close, Ely, Cambridgeshire, CB7 4QD

A beautifully presented three bedroom semi-detached home with garage and parking to the side and offered for sale with no upward chain.

- ENTRANCE HALL
- LIVING ROOM
- REFITTED KITCHEN
- MAIN BEDROOM WITH REFITTED ENSUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- REFITTED BATHROOM
- FRONT AND REAR GARDEN
- GARAGE
- NO UPWARD CHAIN

**Guide Price £350,000**



**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** Door leading to entrance hallway with stairs leading to first floor, single radiator, understairs storage cupboard.

**LIVING ROOM** 14'11" x 12' 0" (4.55 m x 3.65 m) with UPVC glazed sliding patio doors open to rear garden, double radiator, understairs storage cupboard.

**KITCHEN/BREAKFAST ROOM** 12'0" x 8'8" (3.65 m x 2.65 m) with UPVC glazed window to front aspect and recently fitted with an attractive range of base and wall units with high gloss doors. Worksurface over and breakfast bar, metro style tiled splashback, stainless steel sink with mixer tap over, four-ring Beko electric hob with extractor canopy over, built-in single oven, plumbing for washing machine, space for fridge freezer, single radiator, vinyl flooring.

**CLOAKROOM** with a two-piece suite comprising of low level WC, wash hand basin, single radiator, vinyl flooring, wall mounted fuse box.

**LANDING** with access to loft, UPVC glazed window to side aspect.

**BEDROOM ONE** 11'6" x 10'4" (3.50 m x 3.15 m) UPVC glazed window to front aspect, single radiator, built-in storage cupboard over the stairs with hanging rail and shelving.

**REFITTED EN-SUITE** with a three-piece suite of low-level WC, wash hand basin, corner shower, tiled splashback, opaque UPVC glazed window to front aspect, shaving point, vinyl flooring, heated towel rail.

**BEDROOM TWO** 8'6" x 7'3" (2.60 m x 2.20 m) UPVC glazed window to rear aspect, single radiator.

**BEDROOM THREE** 7'9" x 6'1" (2.35 m x 1.85 m) UPVC glazed window to rear aspect, single radiator.

**REFITTED BATHROOM** with a three-piece suite of low level WC, wash hand basin, bath, mermaid-style splashback, shaving point, heated towel rail.

**EXTERIOR** the property is approached by block-paved driveway leads to the front door and also to the garage. The gated access internally leads to the rear garden. The rear garden is fully enclosed by wood panelled fencing and is mainly laid to lawn with patio area directly behind property. The garage is a single garage with up and over door and power and lighting.

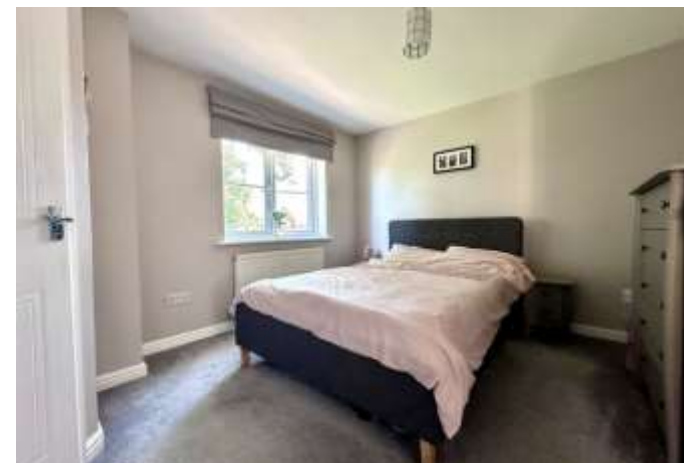
**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** (71/86)

**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** MJW/6992





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.