



Beresford Road, Ely, Cambridgeshire CB6 3WD

www.pocock.co.uk



Beresford Road, Ely, Cambridgeshire CB6 3WD

A beautifully presented three bedroom end of terrace home situated on a highly sought after development close to St John's school and the Isle of Ely Leisure Park.

- 'L' Shaped Lounge
- Recently Fitted Open Plan Kitchen/Dining Room
- Downstairs Cloakroom
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Front & Rear Gardens
- Off Road Parking
- Single Garage

Guide Price: £345,000



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 with staircase rising to first floor, laminate flooring, radiator and door to:-

'L' SHAPED LOUNGE 14'11" x 12'7" (4.54 m x 3.84 m) with double glazed window to front aspect, laminate flooring, two radiators, double doors opening to:-

RECENTLY FITTED OPEN PLAN KITCHEN / DINING ROOM 15'9" x 10'4" (4.80 m x 3.15 m)

KITCHEN AREA with double glazed window to rear aspect. Fitted with an attractive range of wall and base units with work surfaces over, matching splashbacks and inset single drainer sink unit with mixer tap. Four ring Neff gas hob with extractor canopy over and built-in oven. Corner pantry cupboard, built-in fridge freezer, plumbing for washing machine and ceramic tiled flooring which continues through to:-

DINING AREA with double glazed patio doors opening to rear, feature radiator and useful understairs storage cupboard.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and corner wash hand basin. Opaque double glazed window to front aspect and radiator.

FIRST FLOOR LANDING with access to loft and useful over stairs storage cupboard. Further built-in airing cupboard.

BEDROOM ONE 12'10" x 9'4" (3.92 m x 2.84 m) with double glazed window to rear aspect, radiator, built-in double wardrobe with overhead storage and hanging space. Door leading to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle with tiled splashbacks. Vinyl flooring.

BEDROOM TWO 9'11" x 9'4" (3.01 m x 2.85 m) with double glazed window to front aspect, feature panelled wall and radiator.

BEDROOM THREE 8'6" x 7'8" (2.60 m x 2.33 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Double glazed window to rear, heated towel rail and vinyl flooring.

EXTERIOR To the front the property is approached by gated access with path leading to the front door and lawned garden. The rear garden is fully enclosed by wood panel fencing and has artificial grass laid to offer a low maintenance lifestyle. Patio area directly from the property and path leading to the rear gated access which in turn leads to the off road parking and single GARAGE.

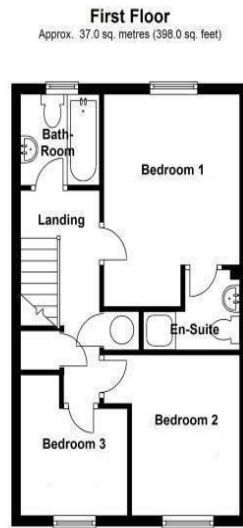
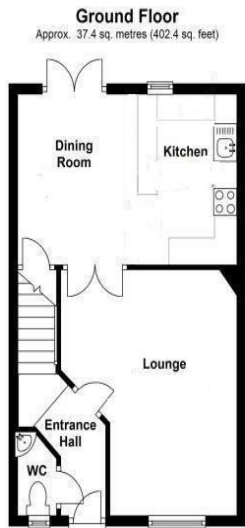
Tenure The property is Freehold

Council Tax Band B **EPC** C (71/85)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW/7076





Total area: approx. 74.4 sq. metres (800.5 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. 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.