



Beresford Road, Ely, CB6 3WD

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## Beresford Road, Ely, Cambridgeshire CB6 3WD

A beautifully presented mid terrace three bedroom house situated in the much sought after Beresford Road area of the City with garage and off road parking to the rear.

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Enclosed Rear Garden
- Garage En-Bloc & Off Road Parking to Rear

**Guide Price: £335,000**



**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 entrance door to front aspect, staircase rising to first floor, radiator, laminate flooring, wall mounted thermostat.

**SITTING ROOM** 15'0" x 12'7" (4.57 m x 3.84 m) with double glazed window to front aspect, two radiators, double doors opening to:-

**DINING ROOM** 10'4" x 8'1" (3.15 m x 2.47 m) with double glazed double windows opening to rear terrace, useful understair storage cupboard.

**DOWNSTAIRS CLOAKROOM** with opaque double glazed window to front aspect. Fitted with a two piece suite comprising low level WC and corner wash hand basin. Radiator, laminate flooring.

**KITCHEN** 7'10" x 7'5" (2.40 m x 2.25 m) Fitted with an attractive modern range of wall and base units having worktop space over with matching upstands. Inset stainless steel sink unit with mixer tap, four ring gas hob with Zanussi stainless steel extractor canopy over and built-in oven, stainless steel splashback, plumbing for washing machine, fridge freezer. Further storage area, ceramic tiled flooring, personal door and double glazed window to the rear.

**FIRST FLOOR LANDING** with access to loft. Built-in airing cupboard housing water cylinder and slatted shelves. Built-in over stairs storage cupboard.

**BEDROOM ONE** 10'3" x 9'4" (3.12 m x 2.85 m) with double glazed window to rear. Radiator, useful recess ideal for built-in wardrobes.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin with tiled splashbacks and single shower cubicle. Shaver point, ceramic tiled flooring, radiator.

**BEDROOM TWO** 9'10" x 7'10" (3.00 m x 2.38 m) with double glazed window to front. Radiator.

**BEDROOM THREE** 7'7" x 6'8" (2.32 m x 2.02 m) with double glazed window to front. Radiator, useful storage recess ideal for built-in wardrobe.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over and tiled splashbacks. Opaque double glazed window to rear, radiator, ceramic tiled flooring.

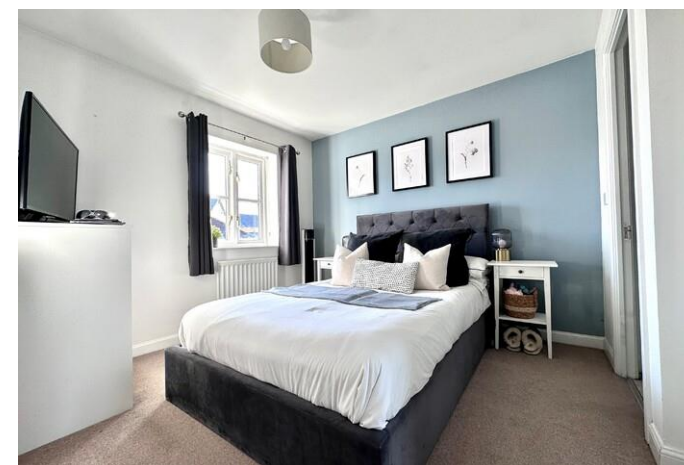
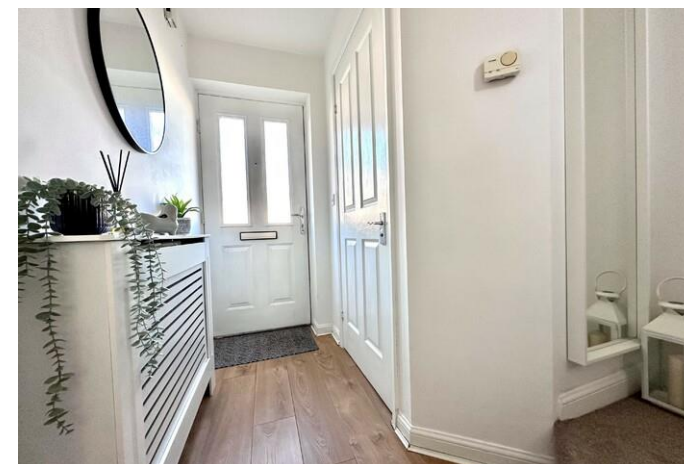
**EXTERIOR** The property is approached by gated access and pathway to front door. The front garden is mainly laid to lawn. The fully enclosed rear garden is predominantly laid to lawn with a variety of plant & shrub borders with steps leading down to the main terraced area directly behind the property. At the rear is a single garage en-bloc with off road parking for two vehicles which is accessed by gated access at the top end of Beresford Road (management charges apply).

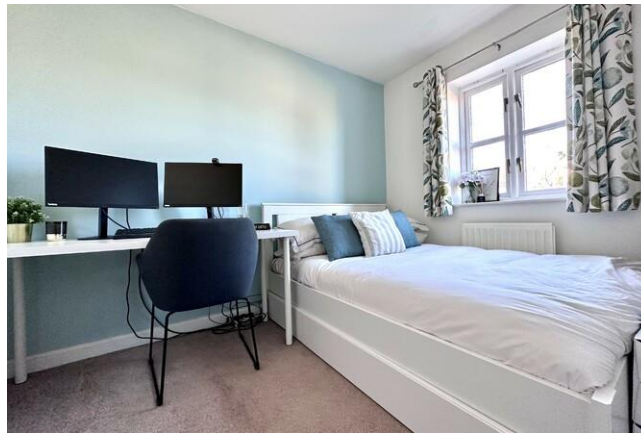
**Tenure** The property is Freehold – Communal management charges apply - £405.35 p.a. for Jan-Dec 2024

**Council Tax** Band B **EPC** C (70/88)

**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/6831





We have sought to ensure the accuracy of the floor plan information. However, we do not warrant the accuracy of the floor plan information. We do not warrant the accuracy of the floor plan information. We do not warrant the accuracy of the floor plan information. We do not warrant the accuracy of the floor plan information.

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.