



Lisle Close, Ely, Cambridgeshire, CB7 4AD

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Lisle Close, Ely, Cambridgeshire CB7 4AD

A superbly appointed detached three bedroom two bathroom single storey dwelling which lies in a highly sought after cul-de-sac position in this near central location.

- Entrance Hall
- Dual Aspect Living Room
- Fitted Kitchen with Built-in Appliances
- Three Bedrooms (One with En-Suite Shower Room)
- Bathroom
- Landscaped Gardens
- Garage & Driveway Parking
- No Upward Chain

Guide Price: £570,000



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 Hardwood entrance door with glazed insets, built-in cloaks cupboard with hanging rail and shelf to the side of which is a wall mounted gas boiler serving the central heating and hot water systems. Hatch to roof space, thermostat, radiator and door to:-

DUAL ASPECT LIVING ROOM 17'6" x 11'6" (5.34 m x 3.50 m) with double glazed window to side and three leaf bi-fold doors to the garden, Karndean wood effect flooring, radiator.

KITCHEN/BREAKFAST ROOM 14'4" x 8'9" (4.36 m x 2.66 m) Comprehensively fitted with a Nolte range of base units and integrated cooking appliances including an oven/grill, four ring induction hob with extractor hood over, washing machine, dishwasher, fridge and freezer. Hardwood work surfaces with inset Blanco single drainer sink unit, wood effect flooring as before. Door to exterior, LED downlighters to ceiling and radiator.

BEDROOM ONE 13'7" x 12'6" (4.14 m x 3.82 m) with double glazed window. Radiator and door to:-

EN-SUITE SHOWER ROOM with roof light and fitted with a suite comprising close coupled WC, pedestal wash hand basin with mixer tap and shower cubicle. LED downlighters to ceiling, hand towel rail / radiator, ceramic tiled floor.

BEDROOM TWO 13'8" x 10'4" (4.16 m x 3.16 m) with double glazed window and radiator.

BEDROOM THREE 10'3" x 9'0" (3.13 m x 2.74 m) with double glazed window and radiator.

BATHROOM with double glazed window to front. Fitted with a white three piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, shower screen and mermaid board splashback. Vinyl flooring.

EXTERIOR The property is set back from the road behind a lawned front garden with an Indian Sandstone effect pathway. Adjacent to this is a tarmac driveway providing hardstanding for two vehicles which in turn leads to the detached garage.

The principal garden consists of a Sandstone balcony style terrace from the house with steps leading down to the remainder of the garden which is predominantly laid to lawn. Outside lighting, outside tap.

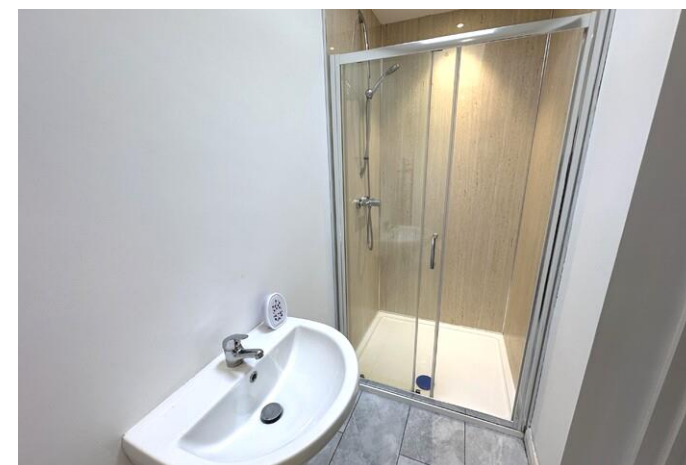
GARAGE Of brick and tiled construction.

Tenure The property is Freehold

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

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Ref GVD/6907





Total area: approx. 88.0 sq. metres (947.4 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. (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.

