



Cambridge Road, Ely, Cambridgeshire CB7 4HU

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An immaculately presented cottage situated within walking distance of the City amenities, main Trainline and Ely City Golf Club. Accommodation comprising lounge/diner, updated kitchen, two bedrooms, bathroom and enclosed rear garden.

- End of Terrace Cottage
- Open Plan Lounge/Dining Room
- Updated Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Walking Distance of City Centre & Main Trainline

Guide Price: £280,000



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.

OPEN PLAN LOUNGE / DINING ROOM 20'8" x 12'9" (6.30 m x 3.89 m) with door to front aspect, dual aspect windows with sash window to front aspect and double glazed window to rear. Two radiators and staircase rising to first floor.

KITCHEN 10'2" x 7'3" (3.10 m x 2.21 m) with single stainless steel sink and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, fitted electric oven, hob and extractor hood above. Door and double glazed window to rear aspect.

FIRST FLOOR LANDING with Velux window, cupboard housing the gas boiler serving the central heating and hot water systems.

BEDROOM ONE 12'9" x 9'6" (3.89 m x 2.90 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 10'2" x 7'3" (3.10 m x 2.21 m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted suite comprising panel bath, separate shower cubicle, low level WC, and wash hand basin. Window to rear aspect.

EXTERIOR To the front of the property there is a garden enclosed by a low level brick wall. To the rear is an attractive low maintenance landscaped garden.

Gated access to a path at the side of the house is a shared access with no.88. and no.84 also have right of way through to their back garden.

AGENTS NOTE Please note that the homeowner is a relation of a member of the Pocock and Shaw team.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref CWH/7107

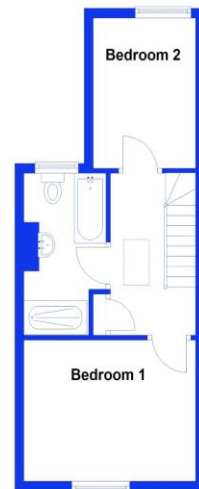




Ground Floor
Approx. 31.3 sq. metres (336.6 sq. feet)



First Floor
Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 62.5 sq. metres (673.2 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.