



**Stour Green, Ely CB6 2WR**

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## Stour Green, Ely, Cambridgeshire, CB6 2WR

An immaculately presented three/four bedroom three storey townhouse situated on the highly regarded Stour Green development and overlooking the park to the front.

- Entrance Hall & Cloakroom
- Study / Bedroom Four
- Open Plan Kitchen/Dining Room
- First Floor Living Room
- Three Bedrooms Over Two Floors (Principal with En-Suite)
- Family Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage

**Guide Price: £389,950**





**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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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, radiator, staircase rising to first floor.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator.

**STUDY / BEDROOM FOUR** 8'10" x 8'6" (2.70 m x 2.60 m) with built-in storage cupboard, double glazed window to front, radiator.

**OPEN PLAN KITCHEN/DINING ROOM** 15'9" x 12'6" (4.80 m x 3.80 m) Fitted with a range of matching units including base units, wall mounted units and drawers with inset 1 & 1/4 stainless steel single drainer sink unit and tiled splashbacks. Space for free standing range style cooker with stainless steel extractor hood, integral fridge/freezer and dishwasher, cupboard housing the gas fired boiler, double glazed window to rear and door leading to rear garden. Radiator.

**FIRST FLOOR LANDING** with cupboard housing hot water tank, staircase rising to second floor.

**LIVING ROOM** 15'9" x 12'6" (4.80 m x 3.80 m) With two double glazed windows to rear, feature fireplace, two radiators.

**BEDROOM THREE** 12'6" x 8'10" (3.80 m x 2.70 m) with two double glazed windows to front, radiator.

**SECOND FLOOR LANDING** with access to loft.

**PRINCIPAL BEDROOM** 12'6" x 11'2" (3.80 m x 3.40 m) With fitted double wardrobes, two radiators, two double glazed windows to rear. Door to:-

**EN-SUITE** Fitted with a three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Radiator.

**BEDROOM TWO** 12'6" x 8'10" (3.80 m x 2.70 m) with fitted double wardrobes, two double glazed windows to front, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising panel enclosed bath with shower attachment over, low level WC and pedestal wash hand basin. Radiator.

**EXTERIOR** To the front of the property you will find an open plan garden with a pathway leading to the front door. To the rear there is a fully enclosed garden with gated access leading to a driveway and single garage with metal up and over door.

**TENURE** The property is freehold

**COUNCIL TAX** Band D **EPC RATING** C (71/84)

**VIEWINGS** By Arrangement with Pocock & Shaw  
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**REF** MJW/6316





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.