



Robins Close, Ely, Cambridgeshire CB6 3EG

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An immaculately presented and greatly improved established semi-detached property within a cul-de-sac location and walking distance of local schools and city amenities. Extended accommodation offers lounge, dining room, updated kitchen, three bedrooms, updated bathroom, driveway, garage and enclosed garden.

- Entrance Porch
- Lounge
- Recently Updated Kitchen
- Dining Room
- Three Bedrooms
- Recently Updated Bathroom
- Driveway Parking & Garage
- Rear Enclosed Garden

Guide Price: £350,000



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 VESTIBULE with door to front aspect, double glazed window, engineered oak flooring and door through to:-

LOUNGE 15'11" x 13'6" (4.85 m x 4.12 m) with double glazed window to front aspect, staircase rising to first floor, feature fireplace (non-functional), radiator and engineered oak flooring.

DINING ROOM 16'0" x 10'9" (4.87 m x 3.28 m) with double glazed French doors and double glazed window to rear garden, radiator, engineered oak flooring and built-in storage cupboard.

RECENTLY UPDATED KITCHEN 13'1" x 10'4" (4.00 m x 3.15 m) Fitted with a range of matching units including wall mounted units, base units and drawers, work surface over and inset 1 & 1/4 sink unit and drainer. Fitted double electric oven, induction hob and extractor over, pull out larder cupboard, integral fridge/freezer, plumbing for utilities, central island with storage cupboards and pull out bins. Door leading to garage. Double glazed window and door garden and radiator.

FIRST FLOOR LANDING with loft access, cupboard housing the gas fired Combi boiler.

BEDROOM ONE 12'5" x 9'9" (3.79 m x 2.97 m) with double glazed window to front aspect having Cathedral views. Radiator.

BEDROOM TWO 9'10" x 9'1" (2.99 m x 2.78 m) with built-in storage cupboard, double glazed window to rear aspect and radiator.

BEDROOM THREE 9'5" x 5'11" (2.87 m x 1.80 m) with double glazed window to front aspect, radiator and built-in storage cupboard.

RECENTLY UPDATED BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower above, including drencher size shower head and shower attachment, low level WC and wash hand basin. Heated towel rail and double glazed window to rear aspect.

EXTERIOR To the front of the property, there is off-road vehicle parking with a benefit of driveway and single **GARAGE** measuring 16'10" x 11'1" (5.14m x 3.37m).

To the rear of the property is a fully enclosed garden with a well maintained lawn and borders with a variety of plants and shrubs, ornamental pond, glass greenhouse and timber shed.

Tenure The property is Freehold

Council Tax Band C **EPC** - To be confirmed

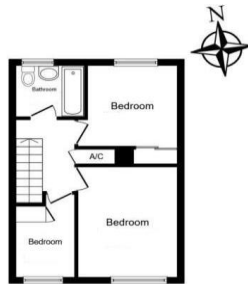
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Ref CWH/7082





Ground Floor



First Floor

Total floor area 100.0 sq. m. (1,076 sq. ft.) approx

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.