



Cambridge Road, Ely, CB7 4HT

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## Cambridge Road, Ely, Cambridgeshire CB7 4HT

A well-presented two bedroom Victorian cottage within walking distance of the City centre and railway station. No Upward Chain.

- Sitting Room
- Fitted Kitchen
- Dining Room
- Two Bedrooms
- Shower Room
- Gas Central Heating
- Enclosed Rear Garden
- No Upward Chain

**Guide Price: £235,000**



**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.

**SITTING ROOM** 14'9" x 10'10" (4.50 m x 3.30 m) Entrance Door and double glazed window facing front aspect. Under floor heating.

**KITCHEN** 12'6" x 5'11" (3.80 m x 1.80 m) Refitted kitchen which comprises matching range of oak wall and base units with granite work surfaces. One and a half bowl single drainer sink unit. Built in range cooker with double oven/grill and five burners. Archway to:

**DINING ROOM** 9'6" x 8'6" (2.90 m x 2.60 m) Double glazed double doors to rear garden. Storage cupboard with shelving. Underfloor heating.

## FIRST FLOOR LANDING

**BEDROOM ONE** 11'2" x 8'10" (3.40 m x 2.70 m) Double glazed window to front. Built-in cupboards to two walls with hanging space and shelving. Radiator.

**BEDROOM TWO** 8'2" x 8'10" (2.50 m x 2.70 m) Double glazed window to rear. Radiator. Ladder style access to mezzanine floor with useful eaves storage.

**SHOWER ROOM** White suite comprising tiled shower cubicle, pedestal wash basin, low level WC, extractor fan and radiator.

**EXTERIOR** A real feature of this property, the garden is well laid out with terraces and lawned areas and includes a purpose built BBQ and gazebo.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** D (68/85)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/4806s







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.