



Lynn Road, Ely, Cambridgeshire CB6 1DG

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Lynn Road, Ely, Cambridgeshire CB6 1DG

An extended detached three bedroom bungalow situated within a central city location boasting a superb plot of approximately 130' together with driveway, garage and gardens. No upward chain.

- Detached Three Bedroom Bungalow
- Lounge
- Open Plan Kitchen/Dining Room
- Conservatory
- Bathroom
- Driveway Parking & Garage
- Plot of Approx. 130 ft
- Central City Location
- New Gas Boiler Fitted with 7 year Guarantee
- No Upward Chain

Guide Price: £475,000



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 with door to front aspect, access to loft, built-in storage cupboard.

LOUNGE 15'3" x 12'0" (4.65 m x 3.65 m) with double glazed bay window to front aspect, feature fireplace.

OPEN PLAN KITCHEN / DINING ROOM

KITCHEN AREA 11'3" x 11'2" (3.42 m x 3.41 m) with double glazed windows to rear and side aspects. Fitted with a range of matching wall and base units with drawers, tiled splashbacks and inset single stainless steel sink unit and drainer. Built-in electric oven, four ring hob with extractor hood above, integral fridge/freezer and washing machine.

DINING AREA 13'11" x 10'11" (4.25 m x 3.32 m) with storage cupboard.

CONSERVATORY 12'6" x 6'6" (3.81 m x 1.98 m) Of brick and double glazed construction with door to rear garden.

BEDROOM ONE 11'4" x 11'3" (3.46 m x 3.42 m) with double glazed bay window to front aspect. Radiator.

BEDROOM TWO 11'7" x 10'11" (3.52 m x 3.32 m) with double glazed window to side aspect. Radiator.

BEDROOM THREE 11'7" x 10'2" (3.52 m x 3.11 m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower attachment over, low level WC, vanity unit with inset wash hand basin, double glazed window to rear aspect, heated towel rail.

EXTERIOR The property benefits from a spacious frontage with garden consisting of lawn, established plants and shrubs and extensive driveway which in turn leads to a garage with light and power connected. To the rear there is a well maintained garden with lawn area, allotment patch and a wealth of mature plants and shrubs.

Tenure The property is Freehold

Council Tax Band D

EPC E (52/83)

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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.