



Columbine Road, Ely, Cambridgeshire CB6 3WN

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A modern terraced two bedroom property situated within a cul-de-sac location benefiting with the advantage of no upward chain and is an ideal first time purchase.

- Entrance Hall
- Lounge
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- No Upward Chain
- Ideal first Time Purchase

Guide Price: £245,000



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, radiator, staircase rising to first floor.

LOUNGE 16'9" x 11'11" (5.10 m x 3.62 m) with double glazed window to front aspect. Radiator

KITCHEN/BREAKFAST ROOM 11'9" x 7'9" (3.58 m x 2.37 m) Fitted with a range of matching units including wall mounted units, base units and drawers with 1 & 1/4 sink unit and drainer. Fitted electric oven, four ring gas hob and extractor hood above. Wall mounted gas fired boiler, plumbing for utilities, space for freestanding fridge/freezer, radiator, double glazed window to rear aspect and door leading to rear garden.

FIRST FLOOR LANDING with loft access and built-in storage cupboard.

BEDROOM ONE 11'6" x 9'6" (3.50 m x 2.90 m) with double glazed window to front aspect, radiator, fitted built-in wardrobe.

BEDROOM TWO 10'11" x 6'9" (3.33 m x 2.05 m) maximum measurements. Double glazed window to rear aspect, radiator, fitted storage cupboard

BATHROOM Suite comprising panel bath with a shower above, low-level WC, pedestal wash hand basin, radiator and double glazed window to rear aspect.

EXTERIOR To the rear of the property you will find a south facing garden enclosed by fencing with lawn and patio with two allocated parking spaces to rear.

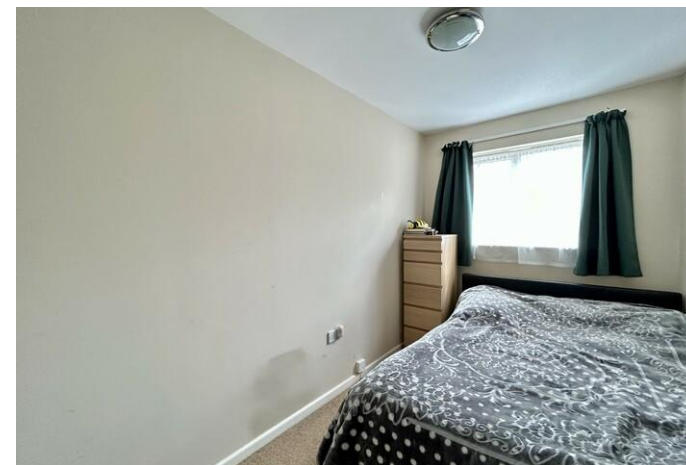
Tenure The property is Freehold

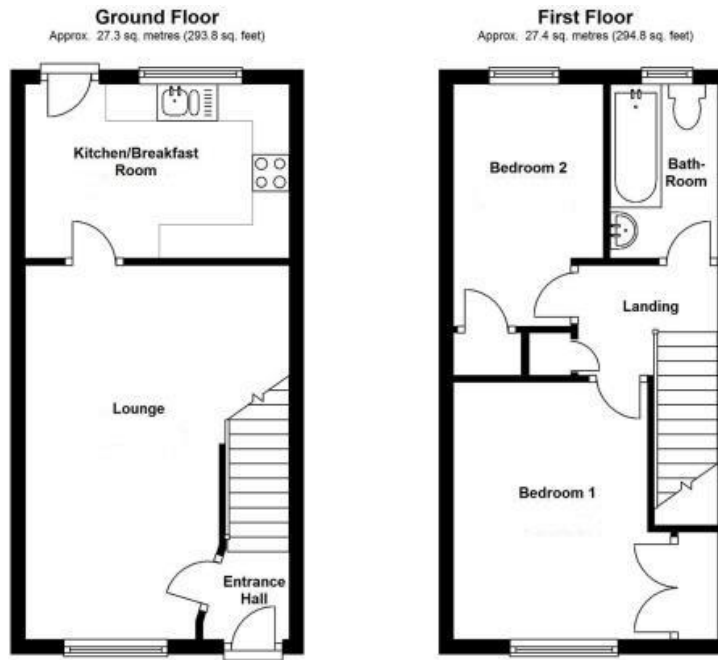
Council Tax Band B

EPC C (71/88)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH/7031





Total area: approx. 54.7 sq. metres (588.6 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. 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.