



Hollendale Walk, Ely, CB6 3FJ

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Hollendale Walk, Ely, Cambridgeshire CB6 3FJ

A charming two bedroom 'coach house' style apartment with off road parking and garage situated in a highly sought after area just off St. Johns Road.

- Detached Coach House Apartment
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Single Garage
- Off Street Parking

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, staircase rising to first floor, radiator. Personnel door leading into the single garage.

INNER HALL & LANDING with double glazed window to rear aspect, radiator, access to loft, cupboard housing the gas fired boiler, wood effect flooring.

KITCHEN 14'1" x 6'4" (4.29 m x 1.93 m) Fitted with a range of matching wall and base units including drawers, inset 1 & 1/4 bowl stainless steel single drainer sink unit, built-in electric oven, hob and extractor hood above, plumbing for washing machine, space for fridge freezer, tiled flooring, double glazed window to front aspect.

LIVING ROOM 11'9" x 11'0" (3.58 m x 3.35 m) with feature gas and fireplace, double glazed window to front aspect, radiator, wood effect flooring.

BEDROOM ONE 14'1" x 10'9" (4.29 m x 3.28 m) with built-in wardrobes, double glazed window to front aspect, wood effect flooring, radiator.

BEDROOM TWO 10'7" x 6'8" (3.23 m x 2.03 m) with double glazed window to front aspect, wood effect flooring, built-in storage cupboard and shelving unit, radiator.

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

EXTERIOR To the front of the property is a low maintenance gravelled garden with pathway leading to the front door. Gated access leads to the rear of the property where there is a single GARAGE, with parking to the front, and has a single metal up and over door, built-in storage cupboard and personnel door into the entrance hallway.

Tenure The property is Freehold

Council Tax Band A **EPC** To Follow

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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. 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.