



Waterside, Ely, Cambridgeshire CB7 4AU

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A Grade II listed possibly late Georgian/early Victorian three storey townhouse which lies close to the river, marina and a little over ½ a mile from the mainline railway station.

- Entrance Hall
- Dual Aspect Living Room
- Rear Lobby/Utility Room
- Kitchen/Breakfast Room
- Three Bedrooms over Two Floor
- Shower Room
- Rear Garden with Outbuilding
- No Upward Chain

Guide Price: £450,000



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 Entrance door with a glazed inserts and fan light over. Radiator. Staircase rising to first floor with the useful cupboard under. Doors to Living room, and rear Lobby/Utility area.

DUAL ASPECT LIVING ROOM 23'4" x 9'4" (7.10 m x 2.84 m) in dining area extending to 3.89 m in sitting area with double glazed sash windows to front and rear. Four wall light points. Two radiators. Fireplace (not in use) with a raised brick hearth, exposed brick surround and three timber shelves. Adjacent cupboard to the side 2.2 m recess.

REAR LOBBY/UTILITY AREA Door to rear garden. Wall and base unit, roll top work surface and door through to:-

KITCHEN/BREAKFAST ROOM 15'11" x 9'0" (4.84 m x 2.75 m) with two windows to side. A matching range of wall and base units in a natural finish with roll edge work surfaces and tiled splashbacks. Stainless steel single drainer sink unit with mixer tap. Cooker recess. Wall mounted gas boiler serving central heating and hot water systems (not tested). Radiator.

FIRST FLOOR LANDING with window to rear on the turn of staircase. Staircase continuing to the first floor.

BEDROOM ONE 15'9" x 12'10" (4.80 m x 3.90 m) with fitted furniture to one wall comprising two double wardrobes with central chest of drawers and shelving and high level storage cupboards. Two sash windows to front. Radiator.

SHOWER ROOM Walk-in cupboard with hot water cylinder. Suite in white comprising a shower cuticle, close-coupled WC and pedestal wash hand basin with mixer taps. Fitted cupboard and sash window to rear. Towel rail/radiator and tiled surrounds.

SECOND FLOOR LANDING with window to rear on the turn of staircase. Radiator. Opening to roof space. Built-in cupboard and door to:-

BEDROOM TWO 15'10" x 13'5" (4.82 m x 4.09 m) with two sash windows to front.

BEDROOM THREE 9'11" x 9'4" (3.02 m x 2.85 m) with sash window to rear. Radiator.

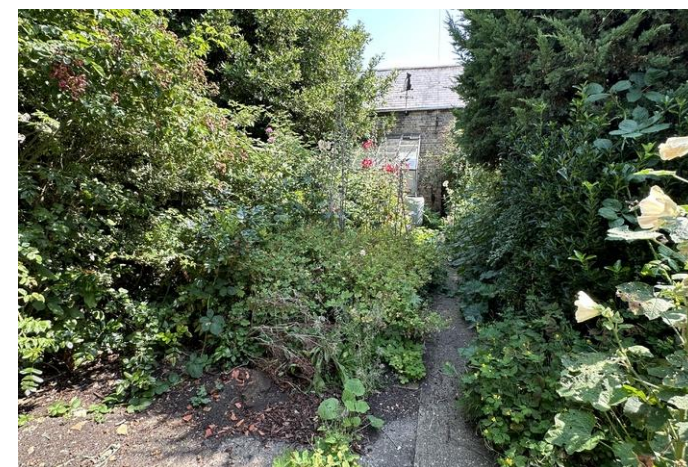
EXTERIOR There is a rear garden which is stocked with a wide range of shrubs/perennials. Towards the end of the garden is a semi-detached brick-built barn on two floors with an approximate floor area of 40 m squared. Beyond this the garden continues for another 15 feet or so.

Tenure The property is Freehold

Council Tax Band D **EPC** n/a

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

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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.