



Victoria Street, Ely, Cambridgeshire CB7 4BL

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Victoria Street, Ely, Cambridgeshire, CB7 4BL

A unique Victorian double fronted end of terrace two bedroom property conveniently situated in a central City location within walking distance of the mainline railway station, the riverside and the City centre.

- Individual Accommodation
- Entrance Hall
- Two Ground Floor Bedrooms
- Bathroom
- First Floor Lounge
- Kitchen/Dining Area
- Secure Gated Allocated Parking (Charges Apply)
- Communal Garden Area to Rear

Guide Price: £300,000



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 entrance door to front with arched glazed fan light, staircase rising to first floor, wood effect flooring, doors to both bedrooms and bathroom.

BEDROOM ONE 13'0" x 11'11" (3.97 m x 3.62 m) with sash window to front. Wood effect flooring fitted hanging rail and shelves. Radiator.

BEDROOM TWO 9'3" x 7'1" (2.83 m x 2.15 m) with double glazed sash window to side. Radiator, two built-in storage cupboards, wood effect flooring.

BATHROOM Fitted with a suite in white comprising panel enclosed bath with mixer tap and shower attachment over, close coupled WC and pedestal wash hand basin. Fully tiled walls, double glazed window to front, ceramic tiled floor. Towel rail/radiator.

FIRST FLOOR LANDING

SITTING ROOM 13'0" x 11'9" (3.97 m x 3.58 m) with sash window to front. Wood effect flooring, fitted furniture to one wall comprising two cupboards with a central shelved area above which is a surface suitable for TV etc with shelving either side and above. Radiator.

KITCHEN/DINING/BREAKFAST ROOM

13'6" x 9'4" (4.11 m x 2.84 m) Dual aspect room with double glazed windows to front and side. Comprehensively fitted with a matching range of wall and base units in a natural finish with roll edge work surfaces and tiled splashbacks. Inset 1 & 1/3 bowl single drainer sink unit with mixer tap, plumbing for washing machine, built-in appliances (not tested) include an electric oven/grill with four ring gas hob over. Wall mounted gas boiler serving the central heating and hot water systems. Recess suitable for upright fridge freezer (subject to measurements), wood effect flooring, radiator.

EXTERIOR Secure gated allocated parking and communal garden area to rear.

AGENTS NOTE The communal parking is shared by 8 houses. There is a £13 per month charge which covers the electric for the gates and lighting the car park and for the upkeep of the gardens.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

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Ref GVD/6924





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.