



Alexander Chase, Ely, CB6 3SW

[www.pocock.co.uk](http://www.pocock.co.uk)

**pocock & shaw**  
Residential sales, lettings & management



## Alexander Chase, Ely Cambridgeshire CB6 3SW

An opportunity to purchase an attractive well presented three storey four bedroom bay fronted townhouse with two en-suites, garage and parking which lies in a desirable position overlooking a green in this sought after part of the City.

- Entrance Hall & Cloakroom
- Refitted Kitchen/Breakfast Room
- Living Room
- Four Bedrooms (Two with Refitted En-Suites)
- Refitted Family Bathroom
- Front and Rear Gardens
- Garage and Off Road Parking
- Overlooking a Green
- Gas Central Heating & Double Glazing

**Guide Price: £375,000**





**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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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.

**TILED ENTRANCE HALL** with entrance door to front with fan light over, staircase rising to first floor with bespoke sliding storage units under, wall mounted radiator and door to:-

**REFITTED KITCHEN/BREAKFAST ROOM** 14' 0" x 9' 4" (4.27m x 2.87m) with double glazed bay window to front. Comprehensively fitted with a matching range of wall mounted and base gloss units with roll edge worksurfaces over and retro tiled splashbacks. Inset 1 & 1/3 bowl single drainer sink unit with brushed stainless steel mixer taps. Cooking appliances include a Bosch electric oven/grill with five ring gas hob and extractor hood over in a stainless steel finish. Plumbing for dishwasher, sliding bin storage, shelving, ceramic tiled flooring with underfloor heating and radiator.

**LIVING ROOM** 15' 2" x 11' 5" (4.63m x 3.48m) with wood floor, double glazed window and double French doors to garden. Two radiators.

**DOWNSTAIRS CLOAKROOM** with wall mounted hand basin and low level WC. Radiator, tiling to dado height and double glazed window.

**FIRST FLOOR LANDING** with staircase rising to second floor, airing cupboard housing hot water cylinder and shelving, further storage cupboard with sliding doors with shelving to one side, plumbing and space for both washing machine and tumble dryer to the other.

**BEDROOM TWO** 11' 3" x 9' 4" (3.43m x 2.87m) with double glazed window to rear, wood effect flooring, radiator and door to:-

**EN-SUITE SHOWER ROOM** with double glazed window to rear. Refitted suite in white comprising corner shower cubicle with 6" overhead drencher and separate hand shower attachment and mermaid board splashbacks, concealed flush WC and two drawer vanity unit with inset wash hand basin and mixer taps. Tiled surrounds, towel rail/radiator.

**BEDROOM THREE** 10' 5" x 9' 4" (3.2m x 2.87m) with double glazed window to front overlooking the green, wood effect flooring, built-in double wardrobe, radiator.

**BEDROOM FOUR** 12' 4" x 7' 9" (3.76m x 2.38m) Dual aspect room with double glazed windows to front and rear, wood effect flooring, radiator. Hatch to roof space.

**FAMILY BATHROOM** with double glazed window to front. Refitted suite in white comprising a tiled panel enclosed bath with central cascade mixer taps, shower unit with 8" square drencher head and separate hand shower attachment, vanity unit with inset wash hand basin and WC unit. Towel rail/radiator.

**SECOND FLOOR LANDING** with radiator and door to:-

**PRINCIPAL BEDROOM** 14' 4" x 9' 4" (4.39m x 2.87m) with double glazed dormer window to front. Useful eaves storage with sliding doors, radiator, two sets of double wardrobes with hanging rail and shelf. Wood effect flooring, door to:-

**ENSUITE SHOWER ROOM** with double glazed window to rear. Suite comprising corner shower cubicle, WC and recently fitted two drawer high gloss vanity unit with inset wash hand basin and mixer taps. Tiled surrounds, radiator and hatch to roof space.

**EXTERIOR** Overlooking an open green, the property is set back behind a mainly paved frontage with several shrubs/perennials. Adjacent to this is a block paved driveway providing hard standing for at least two vehicles (subject to dimensions) and in turn leads to the garage. The rear garden consists of a covered timber deck from the house beyond which it is predominantly laid to lawn.

<b>TENURE</b>	The property is freehold		
<b>COUNCIL TAX</b>	Band D	<b>EPC</b>	To Follow
<b>VIEWINGS</b>	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a> <a href="http://www.pocock.co.uk">www.pocock.co.uk</a>		
<b>REF</b>	GVD/6303		







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

