



Broad Street, Ely, CB7 4BE

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

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

**Broad Street, Ely  
Cambridgeshire CB7 4BE**

A particularly well appointed period cottage which lies in a convenient position close to the railway station, marina and City centre.

- Central City Location
- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Courtyard Garden
- Separate Studio/Office with Shower Room
- Close to Mainline Railway Station, Riverside and City Centre
- No Upward Chain

**Guide Price: £250,000**



**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.

**LIVING ROOM** 12' 1" x 9' 10" (3.7m x 3.01m) with double glazed window and door to front. Oak effect flooring, Contura wood burning stove sat on a tiled hearth with chimney breast recesses and built in shelving/cupboards. Upright radiator, door with glazed insets through to:-

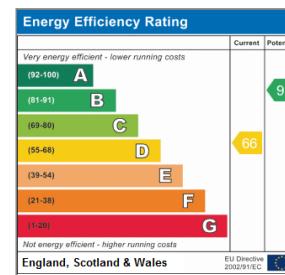
**KITCHEN** 8' 10" x 7' 7" (2.7m x 2.312m) with double glazed window and door to garden, staircase rising to first floor. Fitted shelving with butler sink & mixer tap, bamboo work surfaces, metro tiled splashbacks, built-in electric oven / grill with four ring Whirlpool induction hob over (gas fittings are available). Plumbing for washing machine, ceramic tiled flooring, useful understairs cupboard area with space currently housing a fridge and freezer with shelving above.

**DOUBLE BEDROOM** 12' 0" x 10' 3" (3.68m x 3.13m) with double glazed window to front. Stripped floorboards, built-in cupboard, radiator, access to part boarded loft.

**BATHROOM** with double glazed window to rear. Fitted with a white suite comprising vanity unit with inset wash hand basin, WC and panel enclosed bath with a fully tiled surround and electric shower unit over. Heated towel rail. Cupboard housing combi gas boiler serving the central heating and hot water systems with shelving below. Further full height cupboard with attractive leaded light glass with stained insets.

**EXTERIOR** The rear garden consists of a gravelled and paved area with outside tap and separate studio. Gated access.

**STUDIO / OFFICE** 12' 0" x 7' 3" (3.67m x 2.22m) with wood effect flooring, doorway to shower room area which consists of a tiled shower cubicle, WC and sink unit.



**TENURE** The property is freehold

**COUNCIL TAX** Band B

**VIEWINGS** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**REF** GVD/6325





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

