



Allen Road, Ely, CB7 4GR

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# Allen Road, Ely, Cambridgeshire CB7 4GR

A beautifully presented three double bedroom family home, formerly a four bedroom property, with a large utility room situated on the highly sought after Cathedral View development and overlooking the green.

- Entrance Hall
- Large Utility Room
- Cloakroom
- Kitchen/Dining Room
- First Floor Sitting Room
- Three Double Bedrooms
- Two Bathrooms
- Enclosed Mature Gardens
- Garage & Parking
- Highly Regarded Location

**Guide Price: £335,000**



**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 and 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.

**ENTRANCE HALL** with stairs rising to first floor and storage cupboard below, laminate flooring, radiator.

**KITCHEN/DINER** 15' 5" x 12' 11" (4.7m x 3.96m) with double glazed window to rear. Fitted with a matching range of wall and base units with drawers and complementary solid oak work surfaces over. Inset single drainer stainless steel sink unit with mixer taps, tiled splashbacks, carousel unit, wine cooler, fitted oven, hob and extractor hood over, integral fridge and dishwasher, part tiled / part carpeted flooring, double doors leading to the rear garden and door into:-

**UTILITY ROOM** 9' 1" x 8' 2" (2.77m x 2.51m) with double glazed window to front. Fitted with a matching range of wall and base units with drawers and complementary solid oak work surfaces over. Inset butler sink unit with mixer taps, tiled splashbacks, integral freezer, plumbing for washing machine, laminate flooring.

#### **CLOAKROOM**

Fitted with a two piece suite comprising low level WC and wash hand basin, cupboard housing the Ideal combination gas boiler serving the central heating and hot water systems.

**FIRST FLOOR LANDING** with double glazed window to front, stairs rising to first floor.

**SITTING ROOM** 15' 3" x 10' 7" (4.65m x 3.25m) with two double glazed windows to rear, feature fireplace with coal effect electric fire, radiator.

#### **BATHROOM**

Fitted with a three piece suite comprising low level WC, inset wash hand basin with cupboard below, bath with shower attachment and shower screen, radiator.

**BEDROOM THREE** 9' 3" x 8' 3" (2.84m x 2.54m) with double glazed window to front. Radiator.

#### **SECOND FLOOR LANDING**

**PRINCIPAL BEDROOM** 15' 7" x 10' 9" (4.75m x 3.28m) with two double glazed windows to rear overlooking the garden. Radiator.

**BEDROOM TWO** 12' 0" x 11' 8" (3.66m x 3.56m) with two double glazed windows to front, alcove / storage area. Radiator.

#### **BATHROOM**

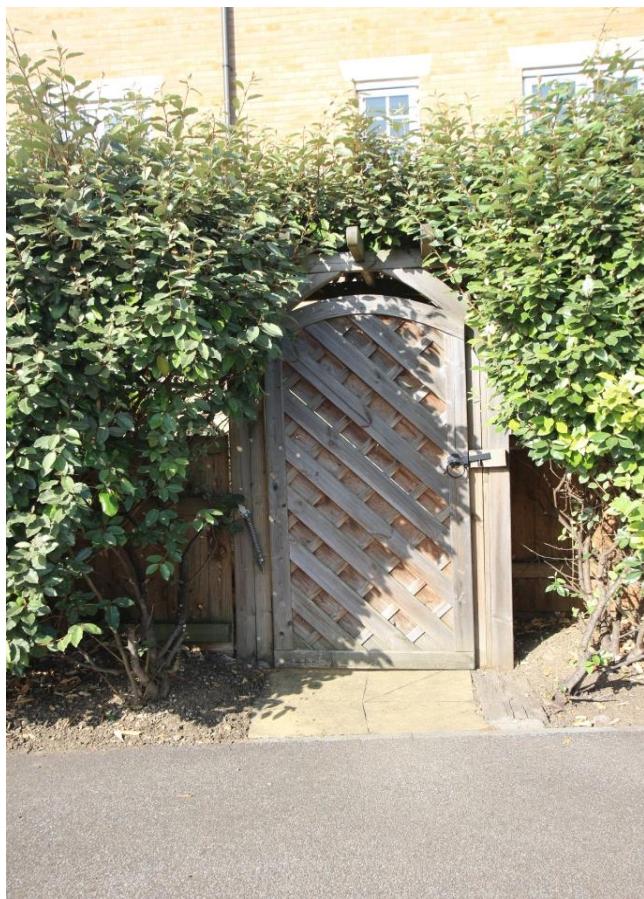
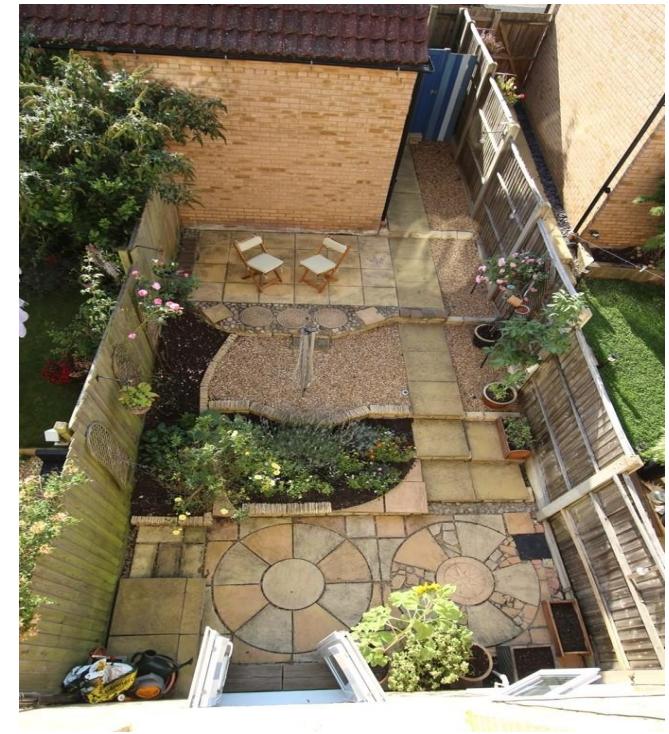
Fitted with a three piece suite comprising low level WC, inset wash hand basin with cupboard below, bath with shower attachment and shower screen, radiator.

#### **EXTERIOR**

To the front of the property there is a well stocked mature garden with a range of shrubs, plants and flowers and an established hedge border. Gated access leading to Allen Road.

The enclosed rear garden has been hard landscaped with plant & shrub borders, gated access to rear leads to pathway which in turn leads to a further gated access to the single garage. Parking area to front of the garage and further garden area adjacent to the parking space.





**Services** All mains services are connected

**Tenure** The property is freehold

**Council Tax Band** C

**EPC** B (82/82)

**Viewing** By Arrangement with Pocock & Shaw  
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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