



Barton Road, Ely, CB7 4HZ

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Barton Road, Ely, Cambridgeshire CB7 4HZ

A charming two bedroom end terrace house overlooking Kings School playing fields with a delightful rear garden. Situated just a short walk from the City centre and mainline railway station.

- Sitting Room
- Dining Room
- Fitted Kitchen
- Inner Lobby & Rear Lobby
- Utility Room / Cloakroom
- Two Bedrooms
- Family Bathroom
- Landscaped Enclosed Rear Garden

Guide Price: £315,000



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.

SITTING ROOM 12' 1" x 10' 0" (3.70m x 3.05m) with double glazed window to front overlooking the Kings School playing field, radiator, feature fire place with tiled hearth, exposed wood flooring which continues through downstairs to the kitchen.

INNER LOBBY with opaque sash window to side, staircase rising to the first floor, door leading to:-

DINING ROOM 12' 1" x 9' 10" (3.70m x 3.00m) with double glazed window to side, radiator, useful understair storage cupboard, exposed wood flooring, step leading down to:-

KITCHEN 10' 4" x 7' 4" (3.17m x 2.25m) with double glazed window to side. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks,

inset sink unit with mixer tap, four ring gas hob with stainless steel extractor canopy over and double oven below, plumbing for dishwasher, spaces for fridge and separate freezer, ceramic tiled flooring and opening to:-

REAR LOBBY with double glazed window to rear overlooking the rear garden, side door, wall mounted Vaillant gas boiler serving the central heating and hot water systems, radiator, ceramic tiled flooring.

UTILITY ROOM / CLOAKROOM with double glazed window to rear, fitted with a low level WC, wash hand basin with built-in cupboard below, plumbing for washing machine, space for tumble dryer, radiator, ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft, radiator.

BEDROOM ONE 11' 1" x 10' 0" (3.40m x 3.05m) with two double glazed windows to front, built-in wardrobe with hanging space, feature fireplace, radiator.

BEDROOM TWO 9' 10" x 9' 1" (3.00m x 2.77m) with double glazed window to rear, radiator.

FAMILY BATHROOM with opaque double glazed window to rear. Fitted with a three piece suite comprising low level WC, wash hand basin, bath with telephone style mixer tap and tiled splashbacks. Radiator, laminate flooring.

EXTERIOR

To the front is a small garden which has been hard landscaped with tiled path to front door. Side access leads to the gated rear garden.

The fully enclosed rear garden is stepped back from the property and has been beautifully landscaped to offer a seating area directly behind the house leading onto a children's play area. Timber shed.





TENURE	The property is freehold.
COUNCIL TAX	Band C
EPC RATING	To Follow
VIEWINGS	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
REF	MJW/6534

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.

