



Cambridge Road, Ely, CB7 4HJ

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Cambridge Road, Ely Cambridgeshire CB7 4HJ

A recently redecorated bay fronted end of terrace two bedroom Victorian cottage which lies on the Cambridge side of the City approximately one mile from the centre.

- Bay Fronted Sitting Room
- Middle Reception Room / Dining Room
- 4m x 2.2m Refitted Kitchen
- Two Bedrooms
- Bathroom
- Courtyard Garden to Rear
- Economy 7 Heating
- No Upward Chain

Guide Price: £230,000



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.

FRONT RECEPTION ROOM/SITTING ROOM

11' 5" x 10' 0" (3.48m to chimney breast x 3.06m not including bay) with entrance door and bay window to front, fireplace (presently not in use) with tiled hearth and timber mantle shelf, Dimplex electric heater, three wall light points, door to:-

REAR HALL with window to side and staircase rising to first floor, door to:-

REAR RECEPTION ROOM/DINING ROOM 10' 5" x 9' 11" (3.18m (3.62m max) x 3.04m) with useful understairs cupboard, fireplace (presently not in use) with a raised hearth and brick surround. Electric heater, window to rear and archway to:-

KITCHEN 13' 2" x 7' 2" (4.03m x 2.19m)

Dual aspect with two windows and door to garden. Refitted range of contemporary base units in a gloss finish with drawers roll edge work surfaces over, tiled splashbacks and inset stainless steel sink unit.

FIRST FLOOR LANDING with wall mounted electric heater.

BEDROOM ONE 11' 5" x 10' 0" (3.5m x 3.06m) with window to front, built-in storage cupboard, attractive feature fireplace with a cast iron grate, electric heater.

BEDROOM TWO 9' 11" x 9' 0" (3.04m x 2.75m) maximum with window to rear, built-in cupboards, one of which houses the hot water cylinder.

BATHROOM 7' 10" x 7' 2" (2.41m x 2.19m) with window to rear. Fitted with a three piece suite comprising panel enclosed bath with mixer tap, hand shower attachment and tiled surrounds, WC and vanity unit with inset wash hand basin and mosaic effect tiled splashbacks.

EXTERIOR

To the rear of the property is an enclosed courtyard garden which also has separate access from the rear.





TENURE	The property is freehold.
COUNCIL TAX	Band B
EPC Rating	To Follow
VIEWINGS	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
REF	GVD/6251

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