

Cambridge Road, Ely, Cambridgeshire CB7 4HJ

Pocock + Shaw

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A well presented Edwardian semi-detached four bedroom family home located on Cambridge Road within walking distance of the City amenities.

- Edwardian Semi-Detached
- Four Double Bedrooms
- Two Reception Rooms
- Kitchen /Dining Room
- Generous Rear Garden
- Close to City Centre
- Views of Ely Cathedral from Top Floor

Guide Price: £600,000









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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

THE PROPERTY The property has been well maintained by the current owner and offers ample accommodation over three floors. On the ground floor there is an entrance hall, cloakroom, two reception rooms, as well as a kitchen/dining room to the rear providing access into the rear garden. To the first floor there are three double bedrooms and a family bathroom, whilst the second floor offers a fourth bedroom which enjoys views of Ely Cathedral.
Outside the property there is a generous rear garden that has been mainly laid to lawn, together with a gated low maintenance garden to front.

ENTRANCE HALL With entrance door to front aspect, staircase rising to first floor, storage cupboard and radiator.

FRONT RECEPTION ROOM 12'11" x 11'11" (3.94 m x 3.63 m) With bay window to front aspect, fitted storage, feature cast iron feature fireplace, radiator, oak bi-fold internal doors leading through to:-

REAR RECEPTION ROOM 12'1" x 11'4" (3.69 m x 3.45 m) With window to rear aspect, fitted storage, feature fireplace with log burning stove, radiator.

KITCHEN/DINING ROOM 21'3" x 10'10" (6.47 m x 3.30 m) Fitted with a range of wall and base units, drawers and work surfaces over, inset butler sink unit with mixer tap over. Double range oven with extractor hood over, breakfast bar, space for fridge/freezer, integral washing machine and dishwasher. Windows to side and rear aspects and door to side providing access into the garden. Radiator.

FIRST FLOOR LANDING Door leading up to the top floor and doors to all bedrooms and bathroom.

BEDROOM ONE 17'5" x 11'11" (5.32 m x 3.64 m) With two windows to front aspect, two built-in wardrobes either side of an ornate fireplace, radiator and further built-in cupboard.

BEDROOM TWO 12'0" x 11'4" (3.66 m x 3.46 m) With window to rear aspect, fitted wardrobe, feature ornate fireplace, radiator.

BEDROOM THREE 12'8" x 11'0" (3.85 m x 3.36 m) With window to rear aspect, radiator, fitted wardrobes, feature ornate fireplace.

BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Window to side aspect, heated towel rail, extractor fan.

TOP FLOOR BEDROOM FOUR 17'4" x 16'0" (5.28 m x 4.87 m) With stairs leading from the first floor, window to rear aspect with views of Ely Cathedral, two skylights to rear and one skylight to front, two radiators, eaves storage cupboard.

EXTERIOR To the front there is a gated low maintenance garden with inset shrubs and plants and steps leading to the front door. The rear garden is mainly laid to lawn with mature shrubs and trees to borders, together with paved patio and timber shed at the bottom of the garden with power connected. There is also gated access.







Tenure - The property is Freehold

Council Tax - Band C

EPC D (60/72)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7585















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.







Approximate Gross Internal Area 1545 sq ft - 144 sq m

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 603 sq ft – 56 sq m

Second Floor Area 277 sq ft – 26 sq m







PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The Property Ombudsman The Property Ombudsman (LETTINGS)

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