Charles Graven Court, Ely, Cambridgeshire CB7 4FN

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Pocock + Shaw

Charles Graven Court, Ely, Cambridgeshire, CB7 4FN

A rare opportunity to purchase a two bedroom coach house with garage and courtyard garden on this small, exclusive development close to the river and mainline railway station.

- Modern Coach House
- Entrance Hall
- Spacious Dual Aspect Living Room
- Kitchen
- Two Bedrooms
- Recently Updated Shower Room
- Garage
- Enclosed Rear Courtyard Style Garden

Guide Price: £325,000

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.

GROUND FLOOR ENTRANCE LOBBY With personal door to the garage, which is turn leads to the garden. Staircase rising to first floor. Radiator.

FIRST FLOOR HALLWAY With double glazed window to rear. Built-in double wardrobe/cupboard with hanging rail and shelf. Fitted cupboard with linen shelves, radiator and door to:-

DUAL ASPECT LIVING ROOM 16'6" x 12'2" (5.03 m x 3.71 m) With double glazed windows to the front and rear aspect. Wall mounted thermostat control for central heating. Door to:-

KITCHEN 9'11" x 6'7" (3.03 m x 2.01 m) Extending to 2.95m in part. With double glazed window to front aspect. Fitted with a range of wall and base units with drawers, roll edge work surfaces, tiled splashback and inset stainless sink with drainer. Built-in cooking appliances include a Bosch double oven with matching electric induction hob, glass splashback and overhead extractor fan. Wall mounted gas boiler serving central heating and hot water systems and useful shelved cupboard.

BEDROOM ONE 9'10" x 9'8" (3.00 m x 2.95 m) With double glazed window to front aspect, built-in wardrobe to one wall with sliding doors. Radiator.

BEDROOM TWO 13'0" x 6'7" (3.95 m x 2.00 m) With double glazed window to rear. Radiator.

SHOWER ROOM Recently updated with three-piece suite comprising shower cubicle, low level WC and wash hand basin with vanity cupboard underneath. Heated towel rail, double glazed window to front aspect, extractor fan and tiled surrounds.

GARAGE 16'6" x 8'10" (5.03 m x 2.68 m) With personal door from hall, door to garden and up and over door to the front. Power and lighting.

EXTERIOR To the rear, there is a pretty little courtyard style paved garden enclosed by timber panel fencing with two outside lights and gated access. Outside store.

AGENTS NOTES The property is Leasehold.
Leasehold commenced in 2007 for 125 years with 106 years remaining.
Ground Rent of £125.00 per annum, due 31 December.
Service Charges of approximately £270 per annum.

Tenure The property is Leasehold

Council Tax Band B **EPC** TBC

Viewing By Arrangement with Pocock & Shaw
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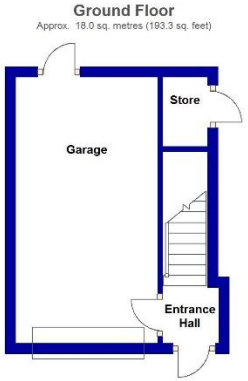
Ref MJW-7563



Total area: approx. 78.4 sq. metres (843.7 sq. feet)

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.

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