



Merlin Drive, Ely, Cambridgeshire CB6 3EA

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A three bedroom detached home situated on a generous plot with potential to extend (STP) and offered for sale with the benefit of no upward chain.

- Detached Home
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Gas Central Heating & Double Glazed
- Ample Off Road Parking & Garage
- Mature & Well Maintained Gardens
- No Upward Chain

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 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.

ENTRANCE HALL With entrance door to front aspect, staircase rising to first floor, radiator and wall mounted thermostat.

SITTING ROOM 16'0" x 12'8" (4.87 m x 3.85 m) Dual aspect with double glazed bay window to front aspect and double glazed patio doors opening to rear. Radiator.

KITCHEN/DINING ROOM 16'0" x 9'4" (4.87 m x 2.85 m)

Dining Area with double glazed window to front aspect. Radiator. Opening to:-

Kitchen Area with built in wall and base units, work surfaces over and tiled splashbacks. Inset single drainer sink unit with mixer tap over. Plumbing for washing machine, space for fridge, built-in four ring gas hob and electric oven. Double glazed window to rear aspect, built-in pantry style cupboard housing the gas boiler, further storage cupboard/airing cupboard with slatted shelves and radiator.

FIRST FLOOR LANDING With double glazed window to rear aspect.

BEDROOM ONE 12'9" x 9'9" (3.89 m x 2.96 m) With double glazed window to front aspect, radiator, built-in double wardrobe with overhead storage and hanging space.

BEDROOM TWO 11'3" x 9'5" (3.42 m x 2.88 m) With double glazed window to front aspect, double wardrobe with overhead storage and hanging space, radiator.

BEDROOM THREE 9'10" x 5'9" (2.99 m x 1.75 m) With double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece coloured suite comprising low level WC, wash hand basin and bath with tiled splashbacks. Opaque double glazed window to rear aspect. Radiator.

EXTERIOR To the front is an extensive driveway providing ample parking for several vehicles and in turn leads to the single garage. Lawned front garden with pathway leading to the front door. Side covered passageway leads to the rear garden which also has a personal door to the garage.

The rear garden is certainly a feature to be noted, it is of an excellent size with mature plant and shrub borders around the lawn, raised beds directly behind the house, patio area, side allotment area with timber shed, feature gravel beds and outside tap.

GARAGE 16'9" x 7'7" (5.11 m x 2.31 m) With single up and over door, power and lighting and door to side passageway.

Tenure The property is Freehold

Council Tax Band C **EPC** C (70/76)

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Total area: approx. 95.9 sq. metres (1032.7 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.