Old Brewery Close, Ely, Cambridgeshire CB7 4QE

Pocock + Shaw

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A two bedroom mid-terrace house situated in an established and much sought after location close to the City centre, waterside and Ely railway station. No upward chain.

- Mid-Terrace House
- Living Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Rear Enclosed Garden
- Parking and Single Garage En-Bloc
- No Upward Chain

Guide Price: £269,950

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.

LIVING ROOM 15'6" x 11'10" (4.73 m x 3.60 m) With entrance door and double glazed window to front aspect, radiator, staircase doglegging to first floor with understairs storage cupboard, built-in cloaks cupboard housing the meters and fuse box.

KITCHEN/BREAKFAST ROOM 11'10" x 9'0" (3.60 m x 2.75 m) Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit with mixer tap. Four ring gas hob with built-in oven below and extractor canopy over. Wall mounted gas boiler, plumbing for washing machine, space for fridge and freezer, laminate flooring, radiator and double glazed sliding patio doors opening to rear garden.

FIRST FLOOR LANDING With access to loft.

BEDROOM ONE 11'10" x 9'0" (3.60 m x 2.74 m) With double glazed window to rear aspect. Radiator.

BEDROOM TWO 11'9" x 7'2" (3.58 m x 2.18 m) With double glazed window to front aspect. Radiator, built-in double wardrobe with overhead storage and drawers.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Tiled splashbacks, radiator, vinyl flooring and built-in airing cupboard housing the water cylinder and slatted shelves.

EXTERIOR The front garden has been landscaped with steps leading up to the front door.
The fully enclosed rear garden has gated access leading to the garage en-bloc and is hard landscaped to create a low maintenance lifestyle with covered patio area from the property and further patio area to the rear with timber shed.

SINGLE GARAGE With up and over door and parking to the front.

Tenure The property is Freehold

Council Tax Band B **EPC** D (68/80)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

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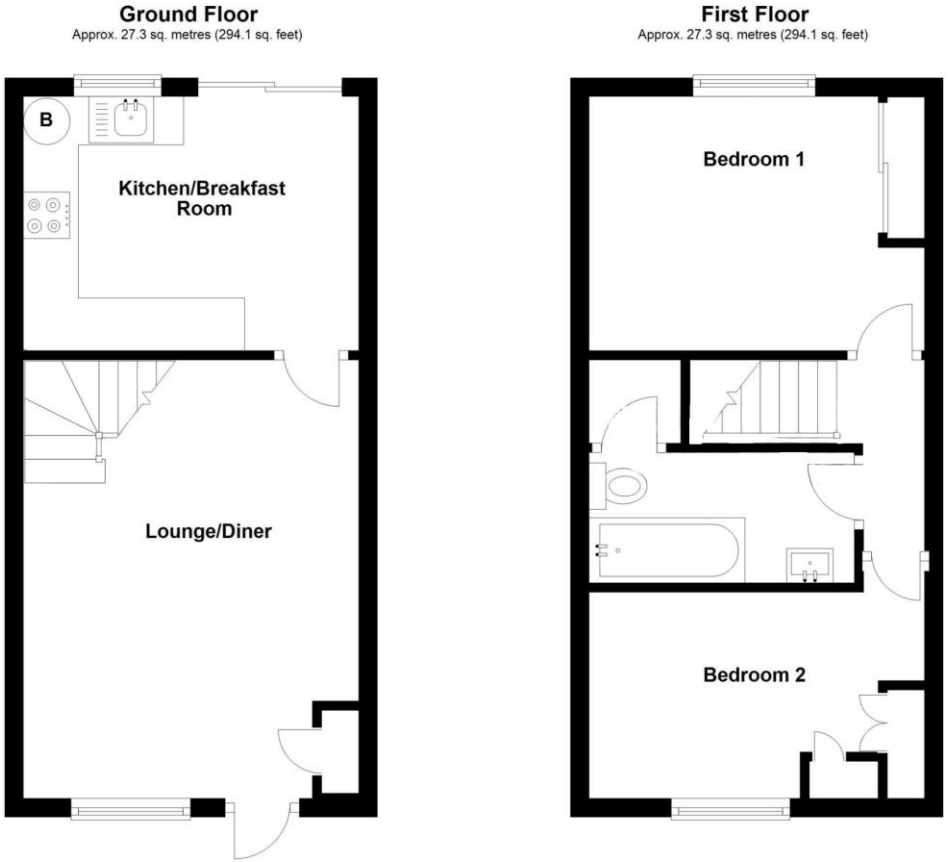

Total area: approx. 54.6 sq. metres (588.2 sq. feet)

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.

26 High Street, Ely, Cambridgeshire, CB7 4JU Tel: 01353 668091 Email: ely@pocock.co.uk **www.pocock.co.uk**