



Lynn Road, Ely, Cambridgeshire CB6 1DE

www.pocock.co.uk



Lynn Road, Ely, Cambridgeshire CB6 1DE

A modern three storey four bedroom town house situated within walking distance of City amenities and benefits from no upward chain.

- Entrance Hall & Cloakroom
- Lounge & Kitchen
- Four Bedrooms over Two Floors
- Two En-Suite Shower Rooms
- Family Bathroom
- Garage & Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £450,000



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 door to front aspect, personal door into garage, staircase rising to the first floor.

DOWNSTAIRS CLOAKROOM fitted with a three piece suite comprising low-level WC and wash handbasin.

KITCHEN fitted with a range of matching units, including wall mounted units, base units and drawers. Electric oven and hob with extractor hood above. Plumbing for utilities and window to front aspect.

LOUNGE with window and French doors to rear garden.

FIRST FLOOR LANDING with staircase rising to second floor.

BEDROOM ONE with window to front aspect, fitted built-in wardrobes. Door to:-

EN-SUITE with shower cubicle, low-level WC, wash hand basin and window to front aspect

BEDROOM THREE with window to rear aspect.

BEDROOM FOUR with window to rear aspect.

BATHROOM with low level WC, wash hand basin and bath. Window to side aspect.

SECOND FLOOR LANDING with built-in large storage room/box room.

BEDROOM TWO with two Velux windows to rear aspect. Door to:-

EN-SUITE with shower cubicle, low-level WC, wash hand basin and Velux to rear aspect.

EXTERIOR: To the front you will find a block paved driveway, which in turn leads to a single garage with remote controlled electric door, and provides off-road vehicle parking.

Gated access leads to a fully enclosed rear garden which is laid to lawn.

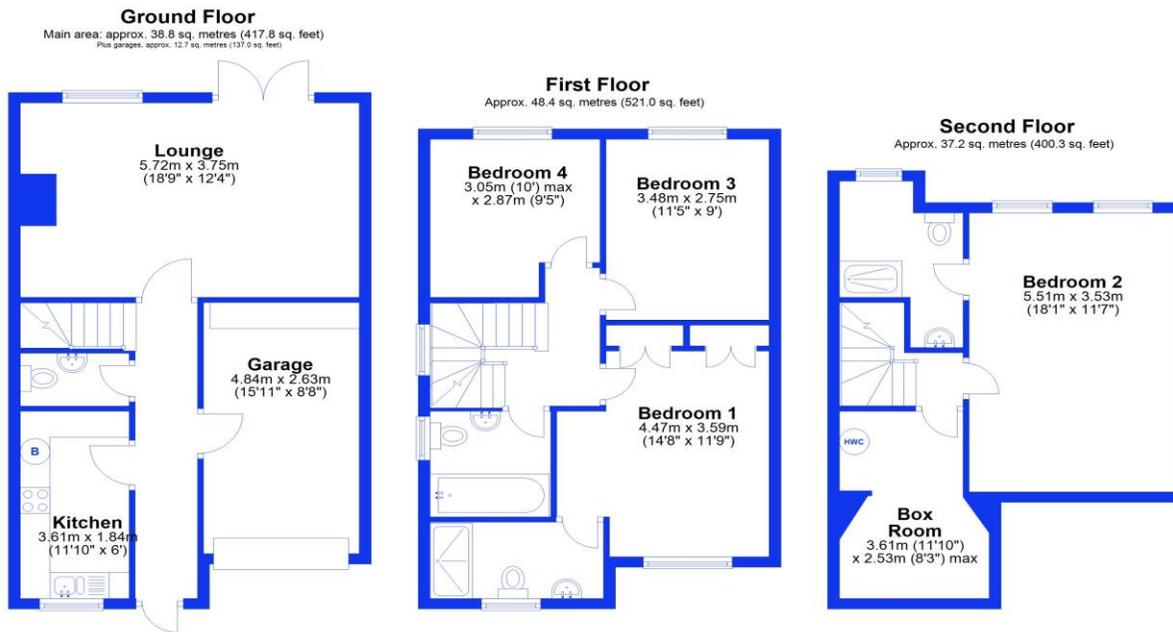
Tenure The property is freehold.

Council Tax Band D **EPC** D (62/76)

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

Ref CWH-7155





Main area: Approx. 124.4 sq. metres (1339.1 sq. feet)
Plus garages, approx. 12.7 sq. metres (137.0 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. (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.