



**Fieldside, Ely, Cambridgeshire CB6 3AT**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Fieldside, Ely, Cambridgeshire, CB6 3AT

A well-proportioned mature end of terrace three bedroom cottage with garden room and delightful rear garden which lies in a desirable near central location. **No upward chain.**

- ENTRANCE PORCH
- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- GARDEN ROOM
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- DELIGHTFUL REAR GARDEN
- OFF ROAD PARKING

**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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

**ENTRANCE PORCH** Entrance door with leaded light insets. Window to front and side. Door to:

**ENTRANCE HALL** Staircase rising to first floor with storage cupboard under. Radiator. Door to:

**LIVING ROOM** Double doors to garden, radiator, archway to dining room.

**DINING ROOM** Window to front, radiator.

**KITCHEN** Two windows to side and door to garden room. Fitted with matching range of wall and base units. Roll edge work surfaces with tiled splashbacks, one and one third stainless steel single drainer sink unit with mixer taps. Plumbing for automatic washing machine. Further appliance space. Ceramic hob and electric oven/grill. Downlights to ceiling.

**GARDEN ROOM** Windows to two aspects and double doors to garden.

**LANDING** With doors to three bedrooms, hatch to roof space.

**BEDROOM ONE** Window to front aspect, ranged of mirror fronted wardrobes to one wall. Radiator.

**BEDROOM TWO** Window to rear aspect, radiator.

**BEDROOM THREE** Window to rear aspect. Radiator.

**BATHROOM** Window to front aspect. Fully tiled suite in white comprising panel enclosed bath with twin grips and electric shower over (not tested), close coupled WC, pedestal wash basin. Radiator.

**EXTERIOR** The property is set back from the road behind a gravel frontage. A pathway runs to the side of the property leading to the rear where there is a patio area beyond which lies an impressive garden. Divided into two distinct sections, the first part is predominately laid to lawn with a pathway to one side bordered by a bed with a variety of shrubs and perennials. Beyond this is a perennial bed which leads to the final section which is currently being left to grow naturally.

**Tenure** The property is Freehold

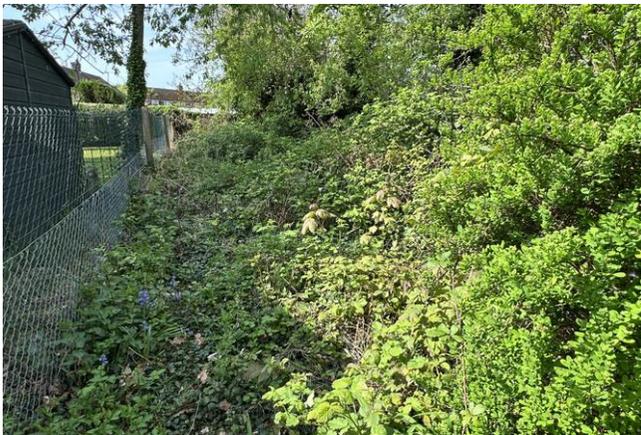
**Council Tax** Band B

**EPC** (61/84)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD/7204





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.