



Lynn Road, Ely, Cambridgeshire CB6 1AA

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A superbly presented and recently refurbished two-bedroom cottage in a prime central City location, just moments from the Cathedral and City amenities. Offering two en-suite bedrooms, lounge/dining room, modern kitchen with quality finishes, and a private garden. A charming blend of character and contemporary living in an enviable setting.

- Refurbished Cottage
- Two Bedrooms - both with En-Suites
- Lounge/Dining Room
- Modern Fitted Kitchen
- Private Garden
- Central City Location

Guide Price: £365,000



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, attractive tiled flooring, door to rear garden.

DOWNSTAIRS CLOAKROOM with low level WC.

KITCHEN 9'9" x 7'5" (2.96 m x 2.26 m) Finished to a high specification with extended breakfast bar, oven and hob with extractor above, inset sink unit, integral dishwasher and washing machine, window to rear aspect, vaulted ceiling.

LOUNGE/DINING ROOM 22'6" x 11'7" (6.85 m x 3.53 m) with attractive features such as exposed brick wall and two windows to front aspect with secondary glazing.

FIRST FLOOR GALLERY LANDING overlooking the Kitchen.

BEDROOM ONE 11'7" x 10'2" (3.53 m x 3.11 m) with window to front aspect, built in storage cupboard.

EN-SUITE SHOWER ROOM Suite with shower, low level WC and wash hand basin. Eaves storage.

BEDROOM TWO 11'7" x 9'6" (3.53 m x 2.90 m) with window to front aspect, built-in storage cupboard.

EN-SUITE SHOWER ROOM Suite with shower cubicle, low level WC and wash hand basin.

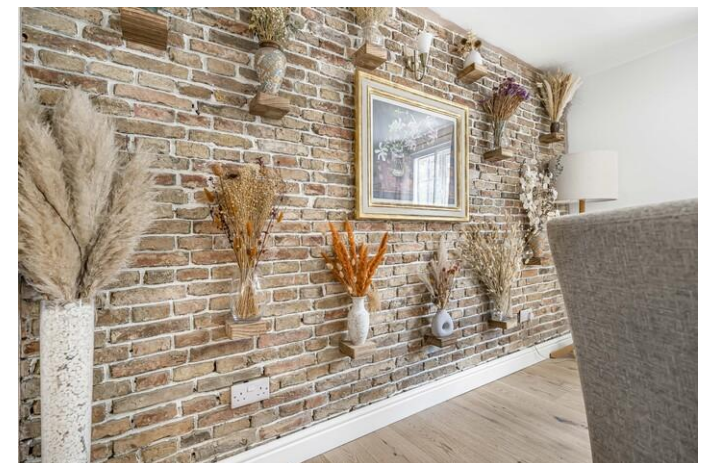
EXTERIOR Fully enclosed low maintenance garden with artificial turf and patio.

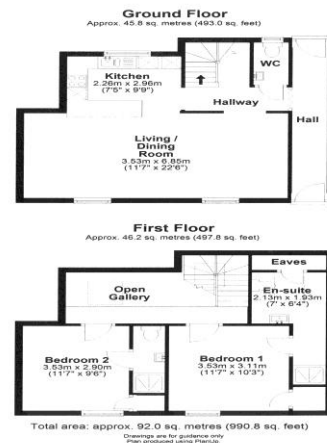
Tenure The property is Freehold

Council Tax Band B **EPC** D (58/81)

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Ref CWH-7246





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.