



Guelder Rose, Ely, Cambridgeshire CB7 4TS

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A beautifully presented two double bedroom mid-terrace home situated on an established development close to the City centre.

- Entrance Hall & Cloakroom
- Kitchen
- Sitting Room
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Ideal First Time Or Investment Purchase

Guide Price: £249,950



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 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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 HALL with UPVc glazed entrance door to front, radiator, new wood flooring and useful storage cupboard with plumbing for washing machine.

CLOAKROOM Fitted with a low level WC, wash hand basin, tiled splashbacks, extractor fan, wall mounted fuse box, radiator and laminate flooring.

KITCHEN 8'2" x 6'7" (2.50 m x 2.00 m) with UPVc double glazed window to front. Fitted with an attractive range of base and wall units having worktop space over, tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, inset four ring Whirlpool ceramic hob, built in single over and stainless steel extractor fan above. Plumbing for washing machine, space for fridge and new wood flooring.

SITTING ROOM 15'1" x 12'10" (4.60 m x 3.90 m) with UPVc double glazed window to rear and opaque UPVc double glazed patio door. Radiator. Feature electric coal effect fire with attractive surround, stairs rising to first floor and useful understair storage cupboard.

FIRST FLOOR LANDING

BEDROOM ONE 10'2" x 8'2" (3.10 m x 2.50 m) with two UPVc double glazed windows to front. Radiator.

BEDROOM TWO 10'10" x 7'3" (3.30 m x 2.20 m) with two UPVc double glazed windows to rear. Radiator. Useful recess ideal for built-in wardrobes. Built in cupboard above the stairs with slatted shelves and combination gas boiler.

BATHROOM with access to loft & extractor fan. Fitted with a three piece suite comprising a low level WC, wash hand basin, bath with separate shower over and tiled splashbacks. Heated towel rail, shaver point, vinyl flooring.

EXTERIOR To the front is a gravelled area with built-in brick storage unit.

To the rear the garden is enclosed by wood panel fencing and hedging with a small terrace area and pathway leading to rear access and outside tap.

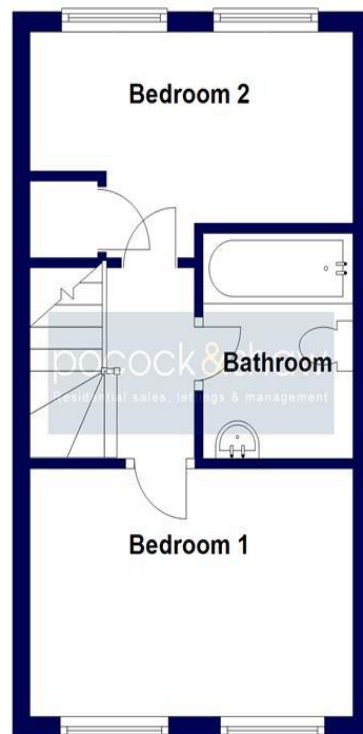
Tenure	The property is Freehold		
Council Tax	Band B	EPC	C (70/86)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
Ref	MJW-7281		



Ground Floor



First Floor



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.