



Fitzgerald Close, Ely, Cambridgeshire CB7 4QB

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A beautifully presented three bedroom home with conservatory and garage situated in a highly sought after established development to the north of the City.

- Entrance Hall & Cloakroom
- Living/Dining Room
- Conservatory
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Garage

Guide Price: £355,000



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, staircase rising to first floor, radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator.

KITCHEN 12'2" x 8'7" (3.71 m x 2.62 m) Fitted with a matching range of high gloss wall and base units with drawers and work surfaces over. Inset 1 & 1/4 bowl single drainer sink unit with mixer tap over, fitted electric oven and microwave, four ring hob and extractor hood above, integral fridge/freezer and dishwasher, plumbing for washing machine, extended breakfast bar, radiator, double glazed window to front aspect.

LIVING ROOM/DINING ROOM 14'7" x 11'8" (4.44 m x 3.56 m) with radiator and double glazed patio doors opening to:-

CONSERVATORY 9'0" x 9'0" (2.74 m x 2.74 m) Of UPVc and double glazed construction with French doors opening to rear garden.

FIRST FLOOR LANDING with double glazed window to front aspect, access to loft.

BEDROOM ONE 11'2" x 10'2" (3.40 m x 3.10 m) with double glazed window to side aspect, cupboard housing gas fired boiler serving central heating and hot water systems. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Radiator, double glazed window to front aspect.

BEDROOM TWO 9'2" x 6'0" (2.79 m x 1.83 m) with double glazed window to rear aspect, radiator.

BEDROOM THREE 8'4" x 7'2" (2.54 m x 2.18 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower above, low level WC and vanity unit with inset wash hand basin. Tiled splashbacks, heated towel rail/radiator, extractor fan.

EXTERIOR A driveway to the front provides off road parking and in turn leads to a single garage with metal up and over door. Gated access leads to a generous enclosed garden which is enclosed by wood panel fencing and is predominantly laid to lawn.

Tenure	The property is Freehold		
Council Tax	Band C	EPC	C (74/90)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
Ref	MJW-7247		





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.