



**Annesdale, Ely, Cambridgeshire CB7 4BN**

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## Annesdale, Ely, Cambridgeshire CB7 4BN

A recently refurbished two double bedroom house situated in one of Ely's most sought after locations with outside studio and potential parking. No upward chain.

- Recently Refurbished Terraced House
- Two Double Bedrooms
- Living Room
- Kitchen/Dining Room
- Ground Floor Bathroom
- Outside Office/Gym
- Enclosed Landscaped Rear Garden
- No Upward Chain

**Guide Price: £350,000**



**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.

**LIVING ROOM** 13'11" x 11'9" (4.25 m x 3.57 m) with entrance door and double glazed window to front aspect, built-in cupboard, laminate flooring, full length radiator, sunken spotlights and door leading to:-

**KITCHEN/DINING ROOM** 21'7" x 13'10" (6.58 m x 4.22 m) narrowing to 8'7" (2.64m) in dining area.

Open plan 'L' shaped recently fitted with a modern range of high gloss white wall and base units with tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, integrated oven and hob with extractor fan, integrated appliances include fridge freezer, washing machine and dishwasher, radiator, staircase rising to first floor with useful storage recess under. Laminate flooring continues through to the Dining Area with double glazed French doors opening to the rear garden and double glazed windows to rear, radiator and door leading to:-

**GROUND FLOOR BATHROOM** with double glazed opaque window to rear aspect. Recently fitted with a three piece suite comprising panel enclosed bath with shower over, low level WC, vanity unit with wash hand basin, touch sensitive lighting, tiled splashbacks and heated towel rail.

**FIRST FLOOR LANDING** Roof light over stairwell.

**BEDROOM ONE** 13'11" x 11'10" (4.25 m x 3.60 m) with double glazed window to front aspect, dimmer switch, radiator.

**BEDROOM TWO** 10'9" x 8'10" (3.28 m x 2.70 m) with double glazed window to rear aspect, radiator.

**EXTERIOR** The rear garden has been landscaped with a large patio area and potential plant and shrub borders. Outside power. Access to outside office/gym measuring 10'5" x 7'11" (3.18m x 2.42m) with double glazed doors to rear garden, power and lighting. Door leading to the outside storage 8'7" x 5'10" (2.62m x 1.77).

If parking is required the garage doors could easily be removed to allow half the garage to be used as parking with the further half of off road parking directly behind the garage.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** C (74/88)

**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)

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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.