



**Newnham Street, Ely, Cambridgeshire CB7 4PQ**

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## Newnham Street, Ely, Cambridgeshire CB7 4PQ

A charming particularly well presented double fronted period cottage which lies in the heart of the City and not far from the river, Marina and mainline station.

- Lounge with feature open fireplace and hand built cupboards.
- Fitted Kitchen
- Dining Room
- Rear Lobby & Utility
- Two Bedrooms
- Bathroom
- Delightful Rear Garden
- Central City Location

**Guide Price: £280,000**





**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.

**LOUNGE** 13'9" x 13'5" (4.20 m x 4.08 m)

**KITCHEN** 9'11" x 7'7" (3.01 m x 2.32 m)

**REAR LOBBY & UTILITY ROOM**

**DINING ROOM** 10'1" x 7'4" (3.08 m x 2.24 m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 12'9" x 7'5" (3.88 m x 2.25 m)

**BEDROOM TWO** 12'5" x 6'1" (3.78 m x 1.85 m)

**BATHROOM**

**REAR GARDEN**

**Tenure** The property is Freehold

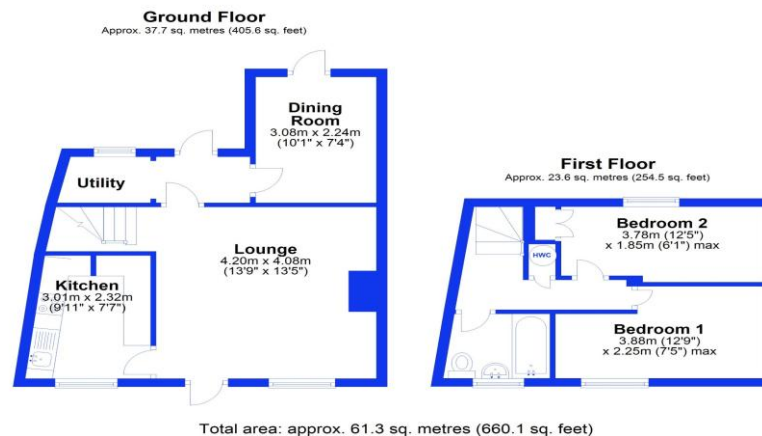
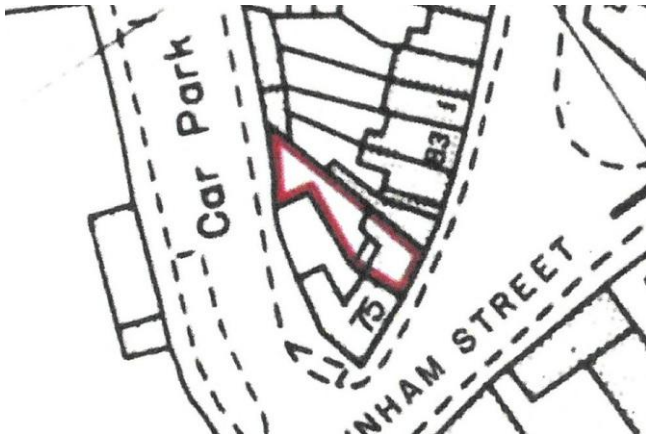
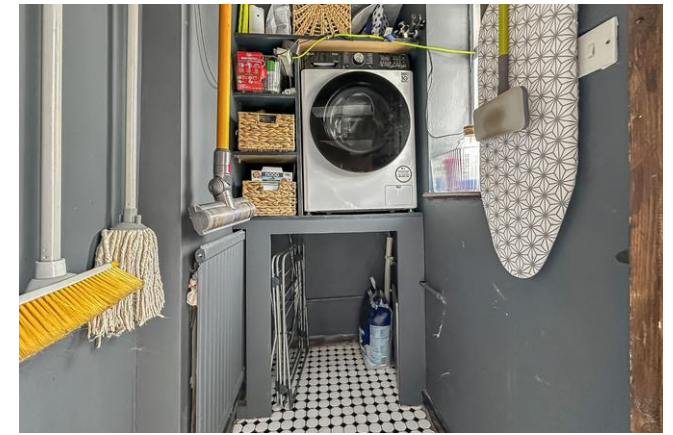
**Council Tax** Band B **EPC** E (44/86)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD-7239







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.