



**Beresford Road, Ely, Cambridgeshire CB6 3WD**

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## Beresford Road, Ely, Cambridgeshire, CB6 3WD

An immaculately presented modern end of terrace property that has been updated to a stylish finish and a viewing is recommended.

- Entrance Hall & Downstairs Cloakroom
- Open Plan Kitchen/Dining Room
- Lounge
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Garage & Driveway Parking

**Guide Price: £340,000**





**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 updated composite door to front aspect, staircase rising to the first floor with understair storage cupboard, tiled flooring and radiator.

**DOWNSTAIRS CLOAKROOM** with low level WC, circular wash hand basin, radiator and tiled flooring.

**OPEN PLAN KITCHEN/DINING ROOM** Fitted with a range of base units with inset ceramic sink unit, space for rangemaster style cooker, tiled splashbacks, plumbing for utilities, space for freestanding fridge freezer, double glazed window and French doors to rear garden. Double doors through to:-

**LOUNGE** with double glazed window to front aspect. Radiator.

**FIRST FLOOR LANDING** with access to loft, cupboard and radiator.

**BEDROOM ONE** with double glazed window to front aspect, built-in storage cupboard and radiator.

**BEDROOM TWO** double glazed window to rear aspect. Radiator.

**BEDROOM THREE** with double glazed window to front aspect, radiator, feature wood panelling.

**BATHROOM** Suite comprising panel bath with shower above, low-level WC, pedestal wash hand basin, heated towel rail, double glazed window to rear aspect.

**EXTERIOR** To front of the property you will find a lawned garden with pathway leading to the front door.

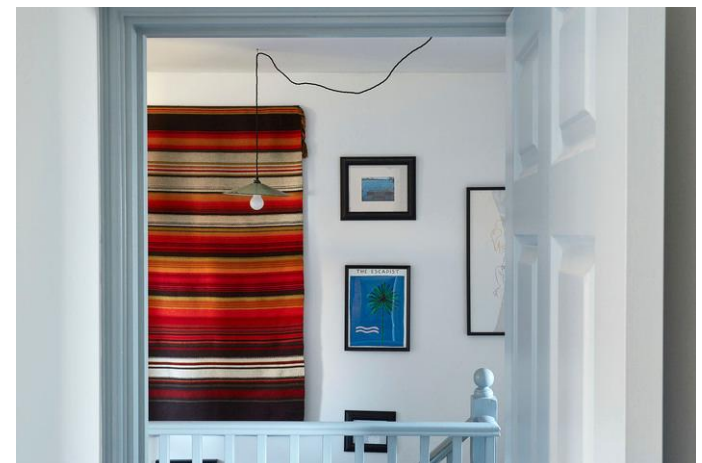
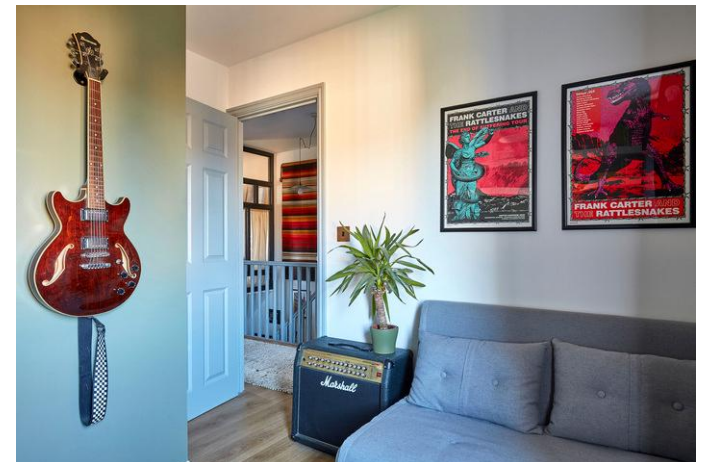
To the rear is a fully enclosed garden which is predominantly lawned with extensive decking, personnel door to garage and additional driveway to side providing ample off-road vehicle for parking.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH-7274







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.