



Beresford Road, Ely, Cambridgeshire CB6 3WD

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A well-appointed modern property situated within a highly regarded development offering three bedrooms, two reception rooms, updated bathroom and en-suite, kitchen, cloakroom, driveway and garage.

- Entrance Hall & Cloakroom
- Lounge & Dining Room
- Kitchen
- Three Bedrooms (One with Updated En-Suite)
- Updated Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage

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.

ENTRANCE HALL with door to front aspect, staircase rising to first floor and radiator.

CLOAKROOM with low-level WC, wash hand basin, heated towel rail and double glazed window to front aspect.

LOUNGE 15'0" x 12'6" (4.56 m x 3.82 m) with double glazed window to front aspect and two radiators.

DINING ROOM 10'4" x 8'1" (3.14 m x 2.46 m) with understairs storage cupboard, radiator and French doors to rear garden.

KITCHEN 10'11" x 7'4" (3.33 m x 2.23 m) Fitted with a range of matching units including wall units, base units and drawers, inset single sink unit and drainer, fitted double electric oven, induction hob, fridge freezer, fitted dishwasher, plumbing for washing machine, door and double glazed window to rear garden.

FIRST FLOOR LANDING with cupboard housing the hot water tank and built-in storage cupboard.

BEDROOM ONE 10'2" x 9'3" (3.10 m x 2.81 m) with double glazed window to rear, radiator and built-in wardrobe.

EN-SUITE Updated with shower cubicle, low-level WC, wash hand basin and heated towel rail.

BEDROOM TWO 9'9" x 9'3" (2.98 m x 2.81 m) with double glazed window to front aspect and radiator.

BEDROOM THREE 7'8" x 6'7" (2.34 m x 2.00 m) with double glazed window to front aspect, radiator and fitted built-in wardrobe.

FAMILY BATHROOM Updated suite comprising, panel enclosed bath with shower above, drencher size showerhead and shower attachment, low level WC and wash hand basin. Heated towel rail, double glazed window to rear aspect.

EXTERIOR The property benefits from low maintenance front and rear gardens. Driveway and garage and additional area to the side for ample off road vehicular parking.

AGENTS NOTE We understand the property is subject to communal service charges of £367.00 per annum (2024/2025) payable every January.

Tenure The property is Freehold

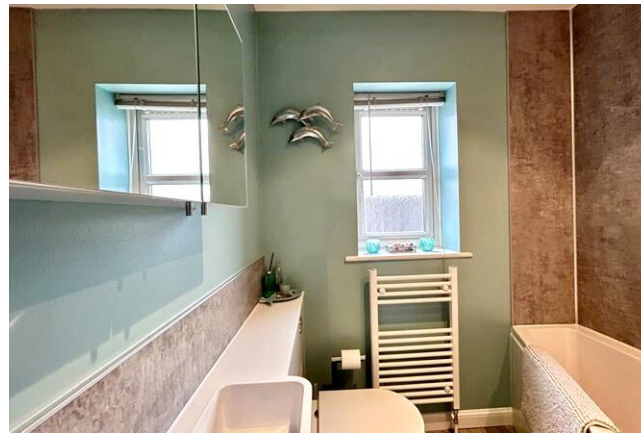
Council Tax Band B

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
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www.pocock.co.uk

Ref CWH-7122





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.