



**The Medway, Ely, Cambridgeshire CB6 2WU**

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## The Medway, Ely, Cambridgeshire CB6 2WU

A particularly well appointed modern end of terrace three bedroom property which lies in an enviable end of cul-de-sac position less than a mile from the City Centre. No upward chain.

- Entrance Hall & Cloakroom
- Living/Dining Room
- Conservatory
- Fitted Kitchen
- Three Bedrooms (One with En-suite)
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Garage & Parking Space
- 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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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** Entrance door with double glazed insets. Staircase rising to first floor with useful cupboard under, laminate wood flooring and wall mounted thermostat control for central heating system. Radiator and door to:-

**CLOAKROOM** with double glazed window to front. White suite comprising close coupled WC and pedestal wash hand basin with tiled splashbacks. Laminate wood flooring and radiator.

**LIVING/DINING ROOM** 17'2" x 14'11" (5.22 m x 4.54 m) with double glazed window and double glazed double French doors to conservatory. Laminate wood flooring. Fitted units to one wall comprising low level cupboards and a variety of shelving. LED downlighters to ceiling, useful under stairs cupboard and two radiators.

**CONSERVATORY** 14'0" x 7'1" (4.27 m x 2.15 m) Of double glazed construction under a polycarbonate roof with double French doors to garden.

**KITCHEN** 9'6" x 7'6" (2.90 m x 2.28 m) with double glazed window to front. Comprehensively fitted with a matching range of natural finish wall and base units with drawers, roll edge work surfaces with tiled splashbacks and inset one and a half bowl stainless steel single drainer sink unit. Matching cupboard housing gas fired boiler serving central heating and hot water systems. Built-in cooking appliances include a Bosch electric oven/grill with matching hob and extractor hood over, all in a stainless steel/natural finish. Plumbing and space for washing machine and slimline dishwasher. Recess suitable for upright fridge/freezer (subject to measurements). Ceramic tiled floor and radiator.

**FIRST FLOOR LANDING** with hatch to roof space.

**BEDROOM ONE** 11'1" x 10'7" (3.38 m x 3.23 m) with double glazed window to front. Built-in airing cupboard with factory lagged hot water cylinder and linen shelf. Radiator and door to:-

**EN SUITE SHOWER ROOM** Suite comprising enclosed shower cubicle, pedestal wash hand basin and close coupled WC. Tiled surrounds to dado height (fully tiled in shower), halogen downlighters to ceiling, and extractor fan.

**BEDROOM TWO** 11'3" x 7'10" (3.44 m x 2.40 m) with double glazed window to rear. Radiator.

**BEDROOM THREE** 8'3" x 6'9" (2.51 m x 2.06 m) with double glazed window to rear. Radiator.

**BATHROOM** with double glazed window to side. White suite comprising panel enclosed bath with twin grips and mixer tap, pedestal wash hand basin and close coupled WC. Tiled surrounds, halogen downlighters to ceiling, extractor fan and radiator.

**EXTERIOR** The property lies in an enviable spot at the very end of this small desirable cul-de-sac and is set back behind an amenity green consisting of several Silver Birch trees. The front garden itself is mainly laid to lawn either side of a pathway with a low privet hedge border. The rear garden is a particular feature of the property. It is predominantly laid to lawn with a variety of plans and shrubs. There is a timber shed and a personal door to the garage.

**GARAGE** En-bloc of brick and tiled construction with up and over door with parking space in front.

### AGENTS NOTES

At the end of the Medway is a public footpath which leads through to Dalton Way in turn on to Lynn Road. The City Centre is therefore probably no more than half a mile away on foot (10mins).

Section 21 of the Estate Agents Act requires an estate agent to disclose to prospective purchasers that a connected person has a personal interest in the sale of a property. ... The Act covers anyone who, in the course of business, is engaged in 'estate agency work'.

Please note that the homeowner is a member of the Pocock and Shaw team.

All photographs were taken before the current tenant took occupation.

<b>Tenure</b>	The property is freehold		
<b>Council Tax</b>	Band B	<b>EPC</b>	C (74/89)
<b>Viewing</b>	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
<b>Ref</b>	JVD-4737s		

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.