



**Chiefs Street, Ely, Cambridgeshire CB6 1AR**

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## Chiefs Street, Ely, Cambridgeshire CB6 1AR

Situated within a central City location and walking distance to shops and amenities, this three bedroom property is for sale with the advantage of no upward chain.

- Entrance Porch & Hallway
- Downstairs Cloakroom
- Lounge/Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Spacious Rear Garden
- Single Garage
- No Upward Chain

**Guide Price: £325,000**



**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 PORCH** with door to front aspect and door to entrance hallway.

**ENTRANCE HALL** with staircase rising to first floor. Radiator.

**CLOAKROOM** with low level WC and window to rear aspect.

**LOUNGE/DINING ROOM** with two feature fireplaces, dual aspect with windows to front and rear aspects, two radiators.

**KITCHEN** Fitted with matching units including wall mounted units, base units and drawers, inset sink unit and drainer, space for freestanding cooker, wall mounted gas fired boiler, door and windows to rear aspect.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** with window to front aspect and radiator.

**BEDROOM TWO** with window to rear aspect having Cathedral views. Radiator.

**BEDROOM THREE** window to front aspect and radiator.

**SHOWER ROOM** Fitted with shower cubicle, low level WC and wash hand basin.

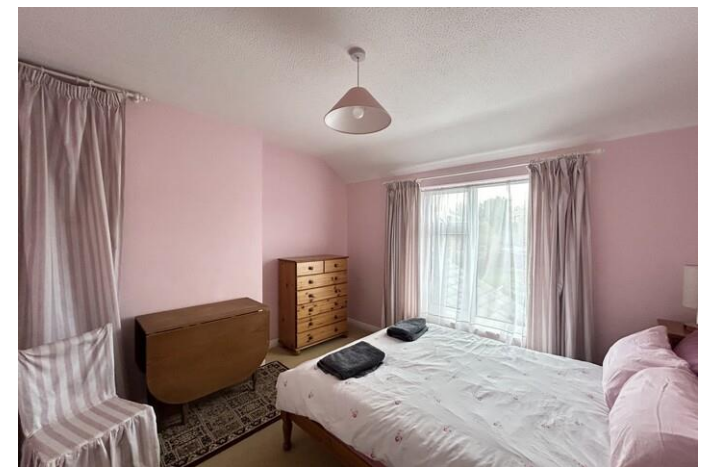
**EXTERIOR** The property benefits from a spacious rear garden with single **GARAGE** for off road parking.

**Tenure** The property is Freehold

**Council Tax** Band B **EPC** D (62/82)

**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)

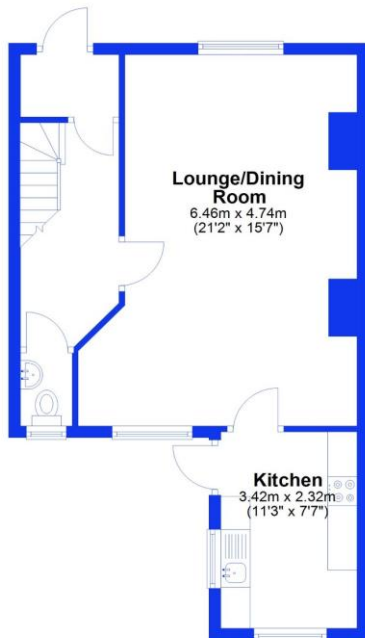
**Ref** CWH-7166





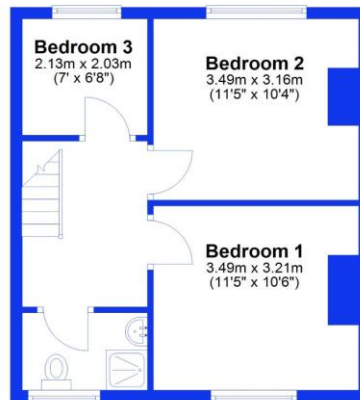
### Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



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. (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.