



Kings Avenue, Ely, Cambridgeshire CB7 4PJ

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A beautifully presented three double bedroom, three storey home, overlooking the Green area with garage and parking to the rear.

- Entrance Hall & Cloakroom
- Fitted Kitchen
- Living Room/Dining Room
- Three Double Bedrooms (Principal Bedroom with En-Suite & Dressing Room)
- Family Bathroom
- Off Road Parking & Garage (Leasehold)
- Enclosed Rear Garden

Guide Price: £335,000



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 entrance door to front aspect, staircase rising to first floor and useful storage cupboard.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator, double glazed window to front aspect, wall mounted fuse box.

KITCHEN 12'10" x 6'3" (3.91 m x 1.91 m) with double glazed window to front aspect overlooking Kings Avenue Green. Fitted with a range of wall and base units with work surfaces over, inset 1 & 1/2 stainless steel sink unit with mixer tap and tiled splashbacks. Four ring gas hob with extractor canopy over, built-in single oven, plumbing for washing machine and dishwasher, space for fridge freezer, radiator and tiled flooring.

LIVING ROOM/DINING ROOM 16'6" x 13'5" (5.03 m x 4.09 m) with double glazed patio doors opening to rear and double glazed windows to rear, radiator, useful understairs storage cupboard.

FIRST FLOOR LANDING with radiator and staircase rising to second floor.

BEDROOM TWO 13'4" x 11'5" (4.06 m x 3.48 m) with two double glazed windows overlooking Kings Avenue Green. Radiator.

BEDROOM THREE 13'4" x 11'8" (4.06 m x 3.56 m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over and tiled splashbacks. Radiator.

SECOND FLOOR LANDING

PRINCIPAL BEDROOM 13'4" x 13'1" (4.06 m x 3.99 m) with double glazed dormer window to front aspect, radiator, built-in storage cupboard housing water cylinder. Archway leading into walk-in **DRESSING ROOM** with Velux window to rear, radiator and door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Tiled splashbacks and Velux window to rear.

EXTERIOR To the front is a small garden with excellent views over Kings Avenue Green. The rear garden is fully enclosed by wood fencing and has been landscaped to create an ideal seating area, lawn area and plant and shrub planters. Gated access leads to the rear.

GARAGE (LEASEHOLD) 10'10" x 8'9" (3.30 m x 2.67 m) with up and over door. Lease is 155 years from 2006 with an annual ground rent payable of approximately £40.00.

Tenure The property is Freehold
Service charges apply of approx. £193.29 per annum.

Council Tax Band C **EPC** To Follow

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Ref MJW-7224





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.