



Northwold, Ely, Cambridgeshire CB6 1BG

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A beautifully presented two double bedroom detached bungalow situated in one of Ely's most sought after central locations. No upward chain.

Entrance Lobby & Hallway

- Sitting Room & Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Driveway Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £450,000



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 LOBBY & HALLWAY with entrance door to front aspect and door to main hallway with access to loft, laminate flooring, built-in walk-in cupboard with plumbing for a cloakroom. Airing cupboard with slatted shelves and hanging rail.

SITTING ROOM 15'0" x 11'11" (4.56 m x 3.62 m) with double glazed bay window to front aspect and opaque double glazed window to side. Two radiators.

KITCHEN 12'0" x 8'2" (3.65 m x 2.50 m) Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit, four ring Indesit hob with pull-out extractor over, built-in grill/oven, space for fridge freezer, plumbing for washing machine and dishwasher. Pantry style cupboard with shelving, further built-in cupboard. Opaque double glazed window to side aspect and double glazed window to conservatory.

CONSERVATORY 9'9" x 9'5" (2.96 m x 2.88 m) with double glazed windows and doors, laminate flooring. Electric radiator.

BEDROOM ONE 13'11" x 11'4" (4.25 m x 3.45 m) with double glazed window to front aspect. Radiator. Fitted with a six-door wardrobe with overhead storage and hanging space and built-in dressing table.

BEDROOM TWO 12'0" x 9'10" (3.67 m x 3.00 m) with double glazed window to rear aspect. Built-in bedroom furniture with overhead storage and drawers. Radiator.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double walk-in shower. Fully tiled surrounds, extractor fan, heated towel rail, ceramic tiled flooring and opaque double glazed window to rear aspect.

EXTERIOR To the front is a lawned garden with a variety of plant and shrub borders. Driveway for off road parking which in turn leads to the attached single GARAGE which has an up and over door, power and lighting. The fully enclosed rear garden is predominantly laid to lawn with a large, paved patio, timber shed and gated access then leads to the driveway.

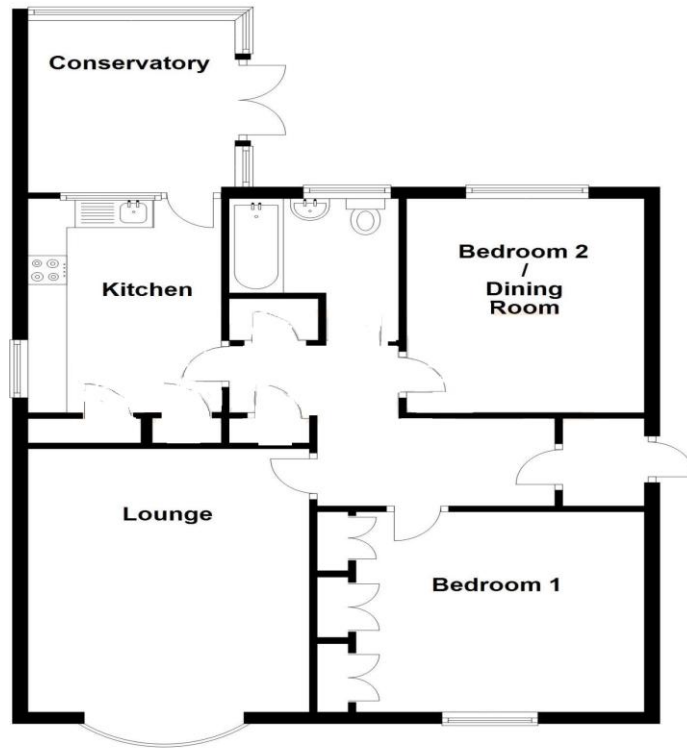
Section 21 of the Estate Agents Act requires an estate agent to disclose to prospective purchasers that a connected person has a personal interest in the sale of a property. ... The Act covers anyone who, in the course of business, is engaged in 'estate agency work'. Please note that the homeowner is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

Tenure	The property is Freehold		
Council Tax	Band D	EPC	C (70/85)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
Ref	MJW-7264		





Ground Floor
Approx. 78.8 sq. metres (848.7 sq. feet)



Total area: approx. 78.8 sq. metres (848.7 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. 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.