



Merivale Way, Ely, Cambridgeshire CB7 4GQ

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A well-presented two bedroom coach house with the added benefit of garage, parking space, outdoor space to front and no upward chain.

- Entrance Lobby & Landing
- Living / Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Front Garden
- Single Garage & Parking Space
- No Upward Chain

Guide Price: £215,000



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 LOBBY with staircase rising to first floor.

FIRST FLOOR LANDING with double glazed window to rear aspect, two storage cupboards.

LIVING ROOM/DINING ROOM 17'8" x 10'2" (5.38 m x 3.11 m) with two double glazed windows to front aspect, feature fireplace with electric fire, wood flooring, radiator.

KITCHEN 13'9" x 7'2" (4.20 m x 2.19 m) with double glazed window to rear aspect. Fitted with a matching range of wall and base units with drawers and work surfaces over, inset single drainer stainless steel sink unit with mixer taps. Four ring gas hob with extractor hood over and built-in electric oven below. Radiator.

BEDROOM ONE 11'2" x 10'6" (3.40 m x 3.19 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 11'2" x 7'1" (3.40 m x 2.17 m) with double glazed window to front aspect, overstairs storage cupboard and radiator.

BATHROOM Fitted with a three piece suite with panel enclosed bath and shower over, wash hand basin and low level WC. Vinyl flooring, heated towel rail.

EXTERIOR The front garden is gravelled. The single garage is the second in from the right hand side with up and over door, storage cupboard, light and power.

TENURE - Leasehold

Lease commenced 1 January 2006 for 155 years with 136 years remaining.

Ground Rent for 2024 was £235.27 pa

Service Charge for 2024 was £664.38pa

Council Tax Band B

EPC C (75/76)

Viewing By Arrangement with Pocock & Shaw

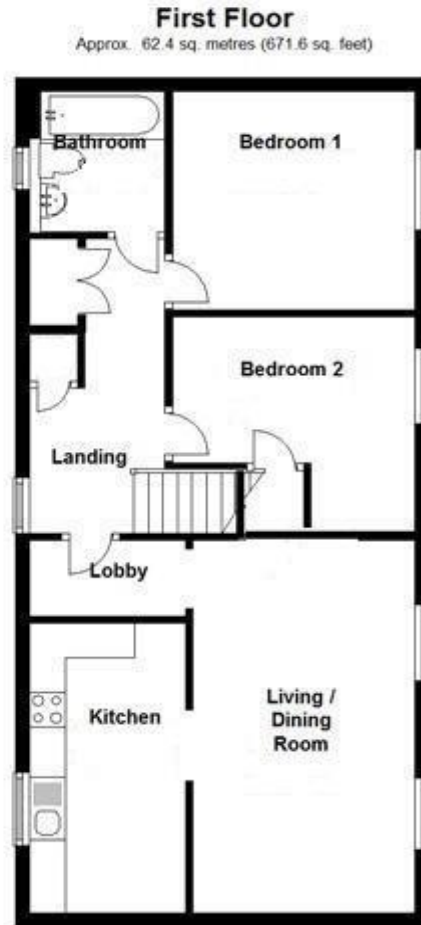
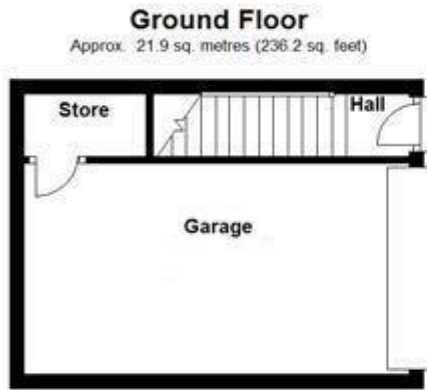
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Total area: approx. 84.3 sq. metres (907.8 sq. feet)

Drawings are for guidance only



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.

