



Cambridge Road, Ely, Cambridgeshire CB7 4HJ

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A Victorian two bedroom bay fronted cottage in need of renovation which lies in a highly convenient spot less than a mile from the City centre.

- Bay Fronted Front Reception Room
- Rear Reception Room
- Spacious 5m Kitchen Extension (New roof required)
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Courtyard Garden

Guide Price: £160,000



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.

FRONT RECEPTION ROOM 11'7" x 10'7" (3.54m x 3.23m) to bay with double glazed entrance door and bay window to front. Wood effect flooring and radiator.

HALLWAY with staircase rising to first floor and leading to:-

REAR RECEPTION ROOM 10'8" x 10'0" (3.25m x 3.05m) with double glazed window to rear. Built-in cupboard to chimney breast recess, useful under stairs storage cupboard. Wood effect flooring and radiator.

DUAL ASPECT SPACIOUS KITCHEN 16'6" x 8'10" (5.03m x 2.70m) with double glazed window and door to side and double glazed window to rear overlooking garden. Flat roof extension - new roof required.

FIRST FLOOR LANDING with hatch to useful roof space with fitted loft ladder and twin Velux windows. Wood effect flooring.

BEDROOM ONE 10'7" x 10'0" (3.23m x 3.06m) with double glazed window to front. Attractive cast iron period fireplace (presently not in use) with grate and ornate surround. Built-in cupboard with double hanging rail and radiator.

BEDROOM TWO 9'11" x 7'9" (3.01m x 2.37m) with double glazed window to rear. Radiator.

BATHROOM with double glazed window to rear. Four piece suite in white.

EXTERIOR To the rear of the property from the kitchen is a gravelled path which in turn leads to a patio area. Rear gated access.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

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Ref GVD-7094





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.