



**Osier Close, Ely, Cambridgeshire CB7 4AY**

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## Osier Close, Ely, Cambridgeshire CB7 4AY

A rare opportunity to purchase a two bedroom mid-terraced property with garage which lies within this highly desirable cul-de-sac close to the marina in the waterside area of the City.

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Front and Rear Gardens
- Single Garage En-Bloc
- No Upward Chain

**Guide Price: £295,000**



**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** entrance door with glazed insets, staircase rising to first floor, radiator. Door to:-

**LIVING ROOM** 13'7" x 10'4" (4.14 m x 3.14 m) with double glazed window to front. Radiator.

**KITCHEN/DINING ROOM** 13'7" x 7'5" (4.13 m x 2.27 m) with double glazed door and window to rear garden. Fitted with a range of wall and base units with inset stainless steel single drainer sink unit. Space and plumbing for washing machine. Radiator.

**FIRST FLOOR LANDING** with hatch to roof space, airing cupboard with hot water cylinder.

**FRONT BEDROOM ONE** 10'5" x 9'9" (3.17 m x 2.96 m) with double glazed window to front. Radiator, built-in cupboard with four linen shelves.

**BEDROOM TWO** 11'5" x 5'10" (3.48 m x 1.79 m) expanding to 7'5" (2.25m) with double glazed window to rear. Radiator.

**BATHROOM** Fitted with a suite comprising panel enclosed bath with twin grips, mixer tap and shower attachment over, pedestal wash hand basin and close coupled WC. Radiator.

**EXTERIOR** Enclosed courtyard garden to rear. Single garage en-bloc adjacent to the row of houses.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** C (69/88)

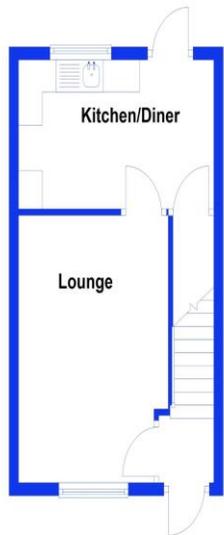
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**Ref** GVD-7036





**Ground Floor**  
Approx. 27.0 sq. metres (290.9 sq. feet)



**First Floor**  
Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 54.1 sq. metres (581.8 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.