



Beresford Road, Ely, Cambridgeshire CB6 3SG

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A well-presented three bedroom end terrace home situated on a generous corner plot with garage to the rear and positioned in close proximity of St. Johns School in a much sought after modern development.

- Modern End Terrace Home
- Entrance Hall & Cloakroom
- Living Room
- Open Plan Kitchen/Dining Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage
- Gas Central Heating & Double Glazing

Guide Price: £350,000



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 HALL with entrance door to front aspect, staircase rising to first floor, radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and pedestal wash hand basin. Tiled splashbacks and radiator.

LIVING ROOM 13'0" x 13'0" (3.96 m x 3.96 m) with double glazed window to side aspect, feature electric fireplace and radiator.

OPEN PLAN KITCHEN/DINING ROOM 17'0" x 10'0" (5.18 m x 3.05 m) with French doors leading to rear garden, door to rear and double glazed window to rear. Fitted with a range of matching units including base units, wall mounted units and drawers, inset 1 1/4 stainless steel single drainer sink unit, built-in oven, gas hob and extractor hood above, tiled splashbacks, plumbing for washing machine, built-in understairs storage cupboard/pantry and radiator.

FIRST FLOOR LANDING

BEDROOM ONE 10'0" x 10'0" (3.05 m x 3.05 m) with double glazed window to side aspect, built-in wardrobes and radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Radiator.

BEDROOM TWO 9'0" x 9'0" (2.74 m x 2.74 m) Dual aspect room with double glazed windows to front and side. Radiator.

BEDROOM THREE 8'0" x 6'0" (2.44 m x 1.83 m) with double glazed window to side aspect. Radiator.

BATHROOM with double glazed window to front aspect. Fitted with a three piece suite comprising panel enclosed bath with shower attachment above, low level WC and pedestal wash hand basin, tiled splashbacks, airing cupboard housing gas boiler serving the central heating and hot water systems. Radiator.

EXTERIOR To the rear of the property there is a fully enclosed garden which is predominantly laid to lawn with a paved patio area and personal door leading into the single garage which has an up and over door. There is also a driveway providing off road vehicular parking. In addition to the enclosed rear garden, the property benefits from land to the front and side which currently comprises a large lawned area with several fruit trees.

Tenure The property is Freehold

Council Tax Band C **EPC** C (69/85)

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Ref MJW-7273





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.