



Briar Grove, Ely, Cambridgeshire CB6 3EU

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Briar Grove, Ely, Cambridgeshire, CB6 3EU

A well presented three bedroom detached house with garage situated in a cul-de-sac location within easy access to the City centre and the A10.

- Entrance Hall & Cloakroom
- Sitting Room
- Dual Aspect Kitchen/Dining Room
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Gas Central Heating & Double Glazing
- Recently Fitted Carpets & Oak Doors
- Front & Rear Gardens
- Garage En-Bloc

Guide Price: £365,000



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 with staircase rising to first floor, laminate flooring, radiator, useful under-stairs storage cupboard,

SITTING ROOM 15'7" x 9'8" (4.76 m x 2.95 m) with two sets of patio doors opening out to rear garden. Wall mounted feature electric fire, laminate flooring, double glazed window to front.

KITCHEN/DINING ROOM 15'7" x 9'7" (4.75 m x 2.91 m) Dual aspect room with double glazed windows to side and front. Kitchen fitted with an attractive range of base and wall units with work surfaces over, tiled splashbacks and inset stainless steel sink unit with mixer tap over. Wall mounted gas boiler serving the central heating and hot water systems. Built-in cooking appliances include four ring gas hob with stainless steel extractor canopy over and electric oven/grill. Space for fridge freezer, plumbing for washing machine, built in Beko dishwasher, laminate flooring. Dining area with radiator and laminate flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Heated towel rail, laminate flooring.

FIRST FLOOR LANDING with built-in airing cupboard housing water cylinder.

BEDROOM ONE 11'4" x 8'5" (3.45 m x 2.56 m) Dual aspect room with double glazed windows to front and side. Built-in double wardrobe with hanging space. Door to: -

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle with mermaid style splashbacks. Opaque double glazed window to front, heated towel rail, vinyl flooring.

BEDROOM TWO 9'10" x 9'2" (3.00 m x 2.80 m) with double glazed window to front, built-in double wardrobe with overhead storage and hanging space, radiator.

BEDROOM THREE 7'5" x 7'1" (2.25 m x 2.15 m) with double glazed window to side, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with shower attachment over. Opaque double glazed window to side, heated towel rail, laminate flooring.

EXTERIOR To the front is a gravelled garden with side gated access leading to the rear garden. The rear garden is fully enclosed by wood panel fencing and is predominantly laid to lawn with a patio area. Gated access to the rear leads to the en-bloc **GARAGE** with up and over door.

Tenure The property is Freehold

Council Tax Band C **EPC** To follow

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Ref MJW/6828





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.