



Barton Road, Ely, Cambridgeshire CB7 4DE

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Residential sales, lettings & management

Barton Villa, Barton Road, Ely, Cambridgeshire, CB7 4DE

An imposing well appointed bay fronted Victorian villa which lies in one of the City's finest locations close to the railway station, Kings School and Cathedral.

- Entrance Hall & Cloakroom
- Two Reception Rooms
- Kitchen & Utility Room
- Three First Floor Bedrooms
- Bathroom
- Attic Room
- Gas Central Heating to Radiators
- Rear Garden
- Driveway Parking
- No Upward Chain

Guide Price: £525,000



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, stripped and varnished floorboards, radiator and door through to:-

FRONT RECEPTION ROOM 11'0" x 10'11" (3.36 m x 3.34 m) with double glazed sash bay window to front. Stripped and varnished floorboards, attractive open fireplace (not tested) with a cast iron grate and painted surround. Radiator. Double doors to:-

REAR RECEPTION ROOM 12'1" x 9'11" (3.68 m x 3.01 m) extending to 3.53m. Sash window to side. Fireplace with a cast iron grate and painted surround. Built-in cupboard to chimney breast recess, useful understairs cupboard, radiator, stripped and varnished floorboards, archway through to:-

KITCHEN 12'9" x 7'11" (3.88 m x 2.41 m) maximum measurements. Window and door to side and rooflight to ceiling. Fitted with a matching range of wall and base units with solid wood work surfaces over, matching upstands and metro style tiled splashbacks. Breakfast bar, cooker recess, ceramic tiled flooring, radiator, door to:-

UTILITY ROOM 9'0" x 4'11" (2.74 m x 1.51 m) with window to rear. Range of wall and base units, matching with kitchen, solid wood work surfaces over and metro style splashbacks. Plumbing for washing machine, recess for fridge freezer (subject to measurements), ceramic tiled flooring, radiator and door to:-

CLOAKROOM Vanity unit with wash hand basin and offset mixer taps, close coupled WC. Dado rail.

FIRST FLOOR LANDING with staircase to attic room, stripped and varnished floorboards, dado rail, built-in storage cupboard.

BEDROOM ONE 14'7" x 9'0" (4.44 m x 2.74 m) with two sash windows to front. Attractive feature fireplace with a cast iron grate and painted surround. Radiator, stripped and varnished floorboards.

BEDROOM TWO 9'6" x 8'11" (2.90 m x 2.72 m) with sash window to side. Stripped and varnished floorboards, radiator.

BEDROOM THREE 9'4" x 6'2" (2.85 m x 1.88 m) with sash window to side. Stripped and varnished floorboards. Radiator.

BATHROOM with window to side. Suite in white comprising roll top bath sat on claw and ball feet with mixer tap, hand rail and shower unit over, WC, pedestal wash hand basin, painted wood panelling to dado height, towel rail/radiator. Downlighters to ceiling.

ATTIC ROOM 13'6" x 11'11" (4.11 m x 3.62 m) with rooflight to rear enjoying one of the finest views to Ely Cathedral, radiator, two built-in eaves storage cupboards.

EXTERIOR The property is set back from the road behind a gravelled front garden with a mature Wisteria which is partly enclosed by a low wall. Adjacent to this on one side is a quarry tiled path leading to the front door, whilst to the other side is a gravelled parking area for one/two vehicles (subject to measurements). Gated access leads to the garden which is mainly paved with a raised border to one side, also a brick shed.

Tenure The property is Freehold

Council Tax Band **EPC** To Follow

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Ref GVD/6829





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.