



Barton Road, Ely, Cambridgeshire, CB7 4HZ

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Barton Road, Ely, Cambridgeshire CB7 4HZ

A semi-detached two bedroom bungalow situated in a prime central location overlooking Kings School playing fields. No upward chain.

- Semi-Detached Bungalow
- Living Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- City Centre Location
- No Upward Chain

Guide Price: £325,000



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.

LIVING ROOM 11'7" x 11'6" (3.54 m x 3.50 m) with entrance door and double glazed window to front aspect, built-in cupboard, open fireplace (not in use and not tested), radiator, exposed wood flooring, door to bedroom and doorway to:-

REAR LOBBY with door leading to rear garden. Built-in cupboard housing wall mounted gas boiler serving the central heating and hot water systems.

KITCHEN/DINING ROOM 11'6" x 9'7" (3.50 m x 2.93 m) with double glazed window to rear aspect. Fitted with a matching range of wall and base units, work surfaces over and tiled splashbacks. Inset stainless steel single drainer sink unit with mixer tap over. Stainless steel four ring hob and built-in oven with extractor fan over. Plumbing for washing machine, pantry cupboard and ceramic tiled floor.

BEDROOM ONE 11'7" x 9'7" (3.54 m x 2.93 m) with double glazed window to front aspect, radiator and feature decorative fireplace (not in use and not tested).

BEDROOM TWO 9'7" x 9'7" (2.93 m x 2.93 m) with double glazed window to rear aspect overlooking the rear garden, radiator, exposed wood flooring.

BATHROOM with double glazed opaque window to rear aspect. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath with shower over. Tiled surrounds wood panelling, heated towel rail, shaver point, ceramic tiled flooring.

EXTERIOR The property is situated in a prime central location, just off Barton Road and overlooking Kings School playing fields. The enclosed rear garden has been hard landscaped to create a large patio area, feature plant and shrub borders and pathway leading to brick built garden shed. Outside tap.

Tenure The property is Freehold

Council Tax Band B

EPC D (65/89)

Viewing By Arrangement with Pocock & Shaw
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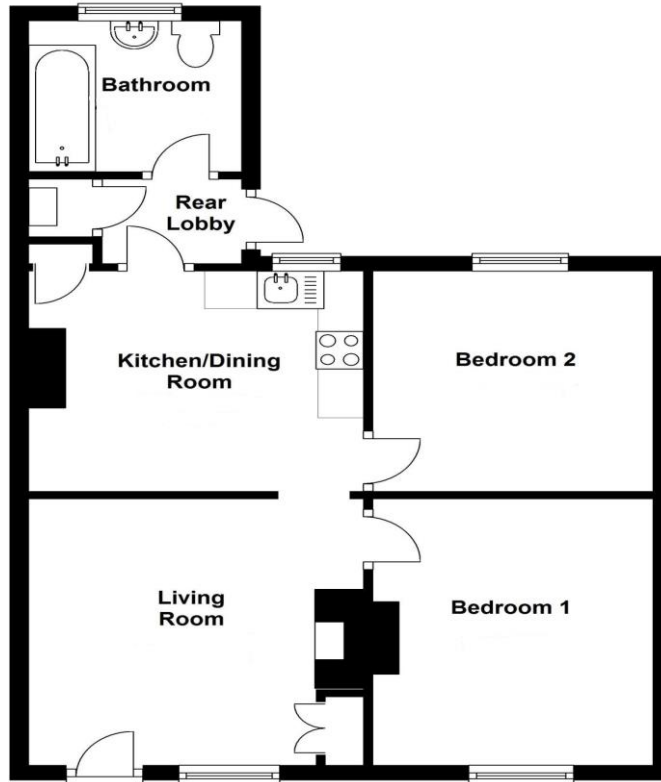
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Floor Plan

Approx. 50.2 sq. metres (540.9 sq. feet)



Total area: approx. 50.2 sq. metres (540.9 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.