



Tennyson Place, Ely, Cambridgeshire CB6 3WF

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A well-presented three bedroom semi-detached home situated on a generous plot with garage and parking to the side and located in the much sought after Beresford Road development. No upward chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Driveway Parking & Garage
- Enclosed & Landscaped Rear Garden
- No Upward Chain

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 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 to front, staircase rising to first floor, useful understairs storage recess, wall mounted thermostat, radiator.

SITTING ROOM 12'6" x 10'8" (3.80 m x 3.25 m) with window to front aspect, radiator, laminate flooring and double doors opening to :-

KITCHEN/DINING ROOM 17'11" x 8'4" (5.45 m x 2.55 m) Kitchen area fitted with an attractive range of wall and base units with work surfaces over and inset stainless steel sink unit. Built-in electric oven, four ring gas hob with extractor hood over. Built-in washing machine, space for fridge freezer, ceramic tiled flooring, double glazed window to rear aspect and door to hallway.

Dining area with patio doors opening to the beautifully landscaped rear garden, radiator, ceramic tiled flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator, ceramic tiled flooring.

FIRST FLOOR LANDING with access to fully boarded loft. Built-in airing cupboard, laminate flooring.

BEDROOM ONE 12'4" x 8'0" (3.75 m x 2.45 m) with double glazed window to front aspect, radiator, built-in double wardrobe and single wardrobes with overhead storage and hanging spaces.

BEDROOM TWO 10'6" x 6'11" (3.20 m x 2.10 m) with window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 9'8" x 6'1" (2.95 m x 1.85 m) with window to front aspect, radiator, laminate flooring.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, radiator, opaque window to rear aspect, ceramic tiled flooring.

EXTERIOR To the front is a lawned garden with pathway leading to the front door and side pathway which in turn leads to the gated access to the rear garden.

Adjacent block paved driveway allowing off road parking for several vehicles which in turn leads to the **GARAGE**.

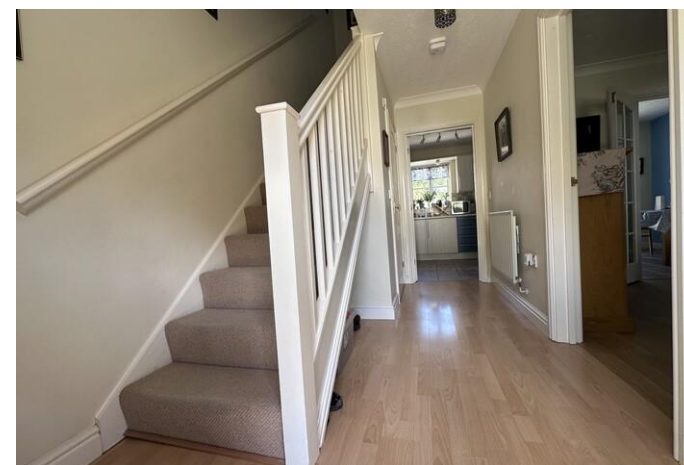
The fully enclosed rear garden is certainly a feature to be noted as it offers an excellent level of privacy. The garden has been beautifully landscaped by the current owner with a variety of plant and shrub borders, feature lawned area and there is potential to install a personal door to the side of the garage.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

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