



Deacons Lane, Ely, Cambridgeshire CB7 4PS

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A charming character three bedroom detached family home with three reception rooms and garage, in need of modernisation, and situated in a central City location. No upward chain.

- Entrance Hall
- Sitting Room & Dining Room
- Garden Room/Bedroom Four
- Study
- Kitchen & Rear Lobby
- Three Bedrooms (One with Dressing Room/Study)
- Bathroom
- Enclosed Rear Garden
- Garage
- 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 Six panel entrance door (two glazed), staircase rising to first floor, quarry tiled floor, doors to Sitting room and dining room.

SITTING ROOM 12'6" x 11'3" (3.81 m x 3.44 m) max measurements. Sash window to front. Open fireplace with a wood burning stove (not in use) set on a quarry tiled hearth with painted surround, fitted shelves to chimney breast recesses. Radiator. Door through to:-

GARDEN ROOM 13'11" x 7'8" (4.24 m x 2.34 m) Currently in use as a Bedroom with sash window and double doors to garden. Radiator. Door to:-

STUDY 7'8" x 6'3" (2.34 m x 1.90 m) with sash window to rear. Radiator.

DINING ROOM 12'8" x 9'10" (3.87 m x 2.99 m) with sash window to front. Cast iron feature fireplace, adjacent to which are two built-in cupboards, built-in understairs cupboard with shelving and tiled floor.

KITCHEN 9'5" x 9'8" (2.86 m x 2.95 m) maximum. Window to side. Tiled work surface, butler/belfast sink unit with drainers either side, plumbing for washing machine, recess for upright fridge freezer (subject to measurements), space for range style cooker (subject to measurements). Quarry tiled floor and door to :-

REAR LOBBY 10'4" x 4'10" (3.16 m x 1.47 m) with door to garden and door to WC with wash hand basin (presently not in use). Tiled pantry with shelving.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM ONE 12'11" x 10'5" (3.93 m x 3.18 m) minimum. dual aspect room with windows to front and side. Radiator. Built-in cupboard, cast iron feature fireplace. Doorway through to:-

STUDY/DRESSING ROOM 7'8" x 6'3" (2.33 m x 1.90 m) with windows to side and rear.

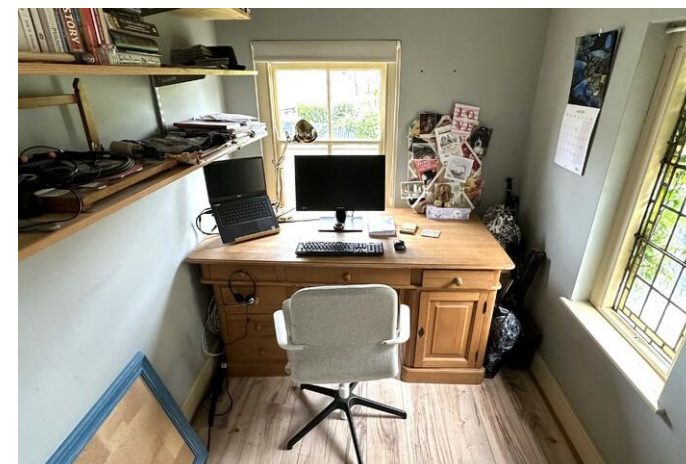
BEDROOM TWO 13'11" x 7'7" (4.23 m x 2.30 m) Dual aspect room with sash window to rear and leaded light window to side. Radiator.

BEDROOM THREE 11'1" x 10'3" (3.37 m x 3.12 m) with window to front. Cast iron feature fireplace with painted surround, built-in cupboard.

BATHROOM 12'6" x 9'7" (3.81 m x 2.92 m) with two windows to side. Suite comprising WC, roll top bath and wash hand basin with mosaic effect tiled splashbacks. Towel rail/radiator, wall mounted gas boiler serving the central heating and hot water systems.

EXTERIOR Enclosed rear garden with several shrubs and personal door to garage.

GARAGE 17'9" x 13'11" (5.40 m x 4.25 m) with folding doors to front and personal door from rear.





Tenure The property is Freehold

Council Tax Band D **EPC** E (51/82)

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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.