



**Hollendale Walk, Ely, Cambridgeshire CB6 3FJ**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Hollendale Walk, Ely, Cambridgeshire CB6 3FJ

A well presented modern, three storey, three bedroom semi-detached town house situated within a popular residential development and boasting the advantage of no upward chain.

- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Living Room
- Two Bedrooms & Bathroom to First Floor
- Principal Bedroom & En-Suite to Second Floor
- Rear Garden
- Garage and Off Road Parking to Rear
- 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** Door to front aspect, radiator, stairs to first floor.

**CLOAKROOM** Comprising low level WC, pedestal wash basin, radiator, double glazed window to front aspect.

**KITCHEN/BREAKFAST ROOM** 11'4" x 8'2" (3.46 m x 2.48 m) One and a quarter stainless steel sink and drainer, fitted electric oven, four ring hob with extractor over. Range of base units with working surfaces over and matching range of wall mounted cupboards. Space for freestanding upright fridge/freezer, plumbing for washing machine. Cupboard housing gas fired boiler, radiator. Double glazed window facing front aspect.

**LIVING ROOM** 15'2" x 14'9" (4.62 m x 4.50 m) Double glazed French doors to rear garden, radiator, understairs storage cupboard.

**FIRST FLOOR LANDING** Radiator, airing cupboard with hot water cylinder, staircase to second floor.

**BEDROOM TWO** 14'9" x 7'7" (4.50 m x 2.30 m) Double glazed windows to rear aspect, radiator.

**BEDROOM THREE** 14'1" x 7'9" (4.30 m x 2.36 m) Double glazed window to front aspect, radiator, built-in storage cupboard.

**BATHROOM** Suite comprising panelled bath, low level WC, pedestal wash basin, radiator, double glazed window to front aspect.

**SECOND FLOOR LANDING** Velux window to rear aspect, radiator.

**BEDROOM ONE** 17'5" x 14'9" (5.31 m x 4.50 m) Double glazed window to front aspect, two radiators, Fitted built-in wardrobes. Door to:

**EN-SUITE SHOWER ROOM** Comprising tiled double shower cubicle, low level WC, pedestal wash hand basin, radiator, Velux window to rear aspect.

**EXTERIOR** To the rear of the property you will find a fully enclosed garden with lawn and paved patio. Gated access leads to driveway providing off street parking and **GARAGE**.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** C (77/88)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH/7001





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.