



Alexander Chase, Ely, Cambridgeshire CB6 3SW

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An immaculately presented four bedroom three storey semi-detached town house situated in a private set back location in this popular established development close to St. Johns school.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen / Dining Room
- Three Bedrooms & Bathroom to First Floor
- Principal Bedroom & En-suite to Second Floor
- Front & Rear Gardens
- Off Road Parking & Car Port

Guide Price: £400,000



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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 with staircase rising to first floor with storage cupboard under.

CLOAKROOM Fitted with a two piece suite comprising low level WC and corner wash hand basin. Double glazed window to side, radiator.

SITTING ROOM 16'1" x 11'6" (4.90 m x 3.50 m) with double glazed windows and double glazed French doors opening to rear garden.

KITCHEN / DINING ROOM 16'1" x 9'6" (4.90 m x 2.90 m) with double glazed bay window to front. Fitted with a matching range of high gloss wall and base units, inset 1 & 1/2 bowl sink unit with mixer taps, stainless steel four ring gas hob with extractor hood over and single oven, built-in dishwasher, plumbing for washing machine, cupboard housing recently installed gas boiler serving the central heating and hot water systems, radiator.

FIRST FLOOR LANDING with built-in airing cupboard, linen cupboard, staircase rising to second floor.

BEDROOM TWO 11'2" x 9'2" (3.40 m x 2.80 m) with double glazed window to rear overlooking the garden, built-in wardrobe, radiator.

BEDROOM THREE 10'6" x 9'2" (3.20 m x 2.80 m) with double glazed window to front, built-in wardrobe, radiator.

BEDROOM FOUR 7'7" x 6'7" (2.30 m x 2.00 m) with double glazed window to rear, radiator.

FAMILY BATHROOM with double glazed window to front. Fitted with a white suite comprising low level WC, vanity unit with inset wash hand basin, panel bath with Triton shower over, heated towel rail, tiles splashbacks.

SECOND FLOOR LANDING Door to principal bedroom, radiator.

PRINCIPAL BEDROOM SUITE 15'1" x 12'10" (4.60 m x 3.90 m) with double glazed window to the front, range of built-in wardrobes with eaves storage behind, radiator. Door to:-

PRINCIPAL EN-SUITE with double glazed window to rear. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and panel bath with shower attachments over. Tiled splashbacks, heated towel rail.

EXTERIOR The property is approached by a shared driveway leading to a gated carport to the side. To the front is an established garden and the rear garden is enclosed with lawn area, established plants and shrubs, timber shed and outside tap.

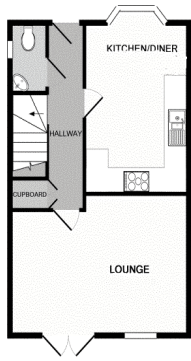
Tenure The property is Freehold

Council Tax Band C **EPC** C (76/88)

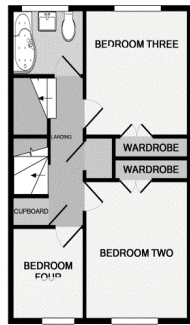
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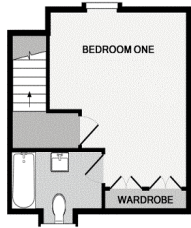


GROUND FLOOR
APPROX. FLOOR AREA 38.4 SQ.M. (414 SQ.FT.)



1ST FLOOR
APPROX. FLOOR AREA 38.0 SQ.M. (409 SQ.FT.)
TOTAL APPROX. FLOOR AREA 100.8 SQ.M. (1085 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



2ND FLOOR
APPROX. FLOOR AREA 24.4 SQ.M. (262 SQ.FT.)



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.