



**Dunstan Street, Ely, Cambridgeshire CB6 3AQ**

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## Dunstan Street, Ely, Cambridgeshire CB6 3AQ

A terraced property within walking distance of local schools and all City amenities. Viewing is highly recommended to appreciate this three bedroom property benefiting with parking and garage.

- Entrance Hall
- Lounge
- Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Family Shower Room
- Enclosed Rear Garden
- Communal Parking Area & Single Garage

**Guide Price: £259,950**





**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** with door to front aspect, staircase rising to first floor and door into:-

**LOUNGE** 16'1" x 13'9" (4.90 m x 4.20 m) with double glazed window to front aspect. Radiator.

**KITCHEN/DINING ROOM** 16'1" x 9'6" (4.90 m x 2.90 m) Fitted with a range of matching units including wall mounted units, base units and drawers. Inset sink unit and space for freestanding gas oven. Two double glazed windows to rear aspect and door to:-

**CONSERVATORY** Of double glazed construction with plumbing and door to garden.

## FIRST FLOOR LANDING

**BEDROOM ONE** 16'1" x 9'6" (4.90 m x 2.90 m) with double glazed window to front aspect, radiator, built-in storage cupboard and cupboard housing the gas fired Combi boiler serving the central heating and hot water systems.

**BEDROOM TWO** 9'6" x 7'10" (2.90 m x 2.40 m) with double glazed window to rear aspect, radiator and alcove storage.

**BEDROOM THREE** 6'3" x 4'3" (1.90 m x 1.30 m) with double glazed window to front aspect, radiator and above stairs storage cupboard.

**SHOWER ROOM** with double glazed window to rear aspect. Fitted with a double shower cubicle, low-level WC and wash hand basin. Heated towel rail.

**EXTERIOR** To the rear of the property you will find a roadway leading to the communal parking area and single **GARAGE**. Fully enclosed garden with established borders filled with a variety of mature plants and shrubs and lawned area.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC** To follow

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

**Ref** CWH/7043



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.