



**Meldon Place, Ely, Cambridgeshire CB6 1DU**

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## Meldon Place, Ely, Cambridgeshire CB6 1DU

A semi-detached property situated within a central City location offering recently updated kitchen, lounge, conservatory, three bedrooms, updated bathroom, driveway and garage.

- Entrance Hall & Downstairs Cloakroom
- Updated Kitchen/Dining Room
- Lounge
- Conservatory
- Three Bedrooms
- Updated Bathroom
- Front & Rear Gardens
- Driveway & Garage

**Guide Price: £385,000**



**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** with door to front aspect.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator.

**KITCHEN/DINING ROOM** 12'5" x 11'8" (3.78 m x 3.56 m) Fitted with a range of matching wall and base units with complimentary work surfaces, drawers and tiled splashbacks. Inset single drainer stainless steel sink unit with mixer taps. Inset four ring hob with extractor hood over, built-in oven, integral dishwasher, plumbing & space for washing machine, space for fridge/freezer, gas boiler supplying the central heating system, tiled floor, feature box window to front aspect, radiator.

**LOUNGE** 16'10" x 15'6" (5.13 m x 4.72 m) with solid timber flooring, two radiators, double glazed French doors leading through to the:-

**CONSERVATORY** 12'6" x 8'3" (3.81 m x 2.51 m) Of double glazed construction, solid timber flooring, fitted electric panel heater, door through to the rear garden.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 10'2" x 9'0" (3.10 m x 2.74 m) with double glazed window to front aspect, built-in wardrobe, radiator.

**BEDROOM TWO** 10'8" x 7'0" (3.25 m x 2.13 m) with double glazed window to rear aspect. Fitted double wardrobe, radiator.

**BEDROOM THREE** 8'7" x 8'2" (2.62 m x 2.49 m) with double glazed window to rear, fitted double wardrobe, radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, vanity cupboard with inset wash hand basin, double shower cubicle and mermaid style splashbacks. Double glazed window to rear aspect and radiator.

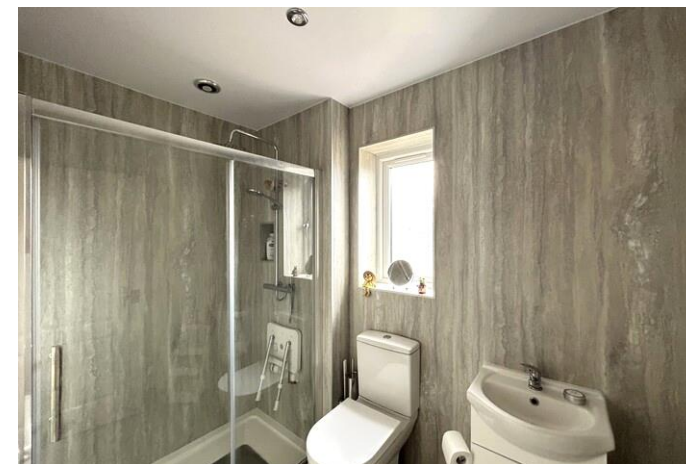
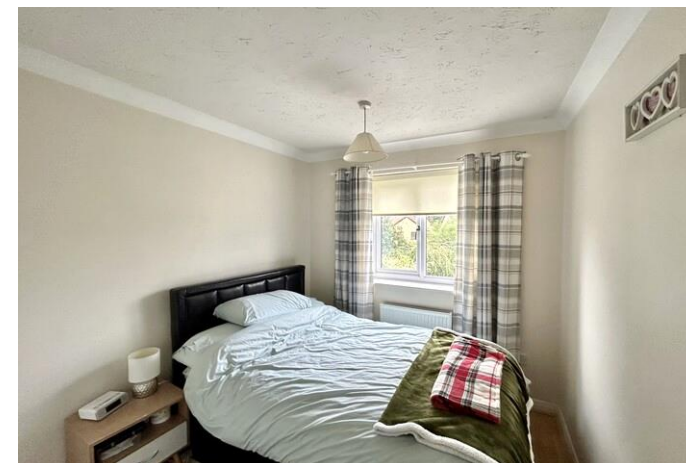
**EXTERIOR** To the front of the property there is a paved driveway providing vehicular parking and leading to the garage being 17' x 11' 11" maximum with personal door leading into the rear garden. The rear garden is fully enclosed with two patio areas, the garden is mainly lawned and has been landscaped with a good selection of shrubs and plants.

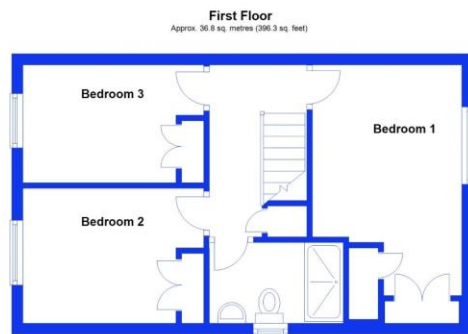
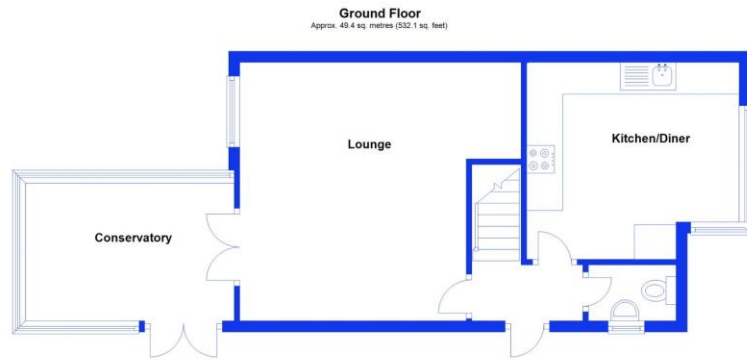
**Tenure** The property is Freehold

**Council Tax** Band C      **EPC** To follow

**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/7045





Total area: approx. 86.3 sq. metres (928.4 sq. feet)

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.