



Christopher Tye Close, Ely, Cambridgeshire CB6 3DB

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A well-appointed three bedroom property situated within walking distance of the City centre and with the benefit of no upward chain.

- Entrance Hall & Downstairs Cloakroom
- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £290,000



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 staircase rising to first floor, radiator, and storage cupboard.

LIVING ROOM 13'4" x 10'7" (4.07 m x 3.22 m) with radiator and double glazed window to rear aspect.

KITCHEN/DINING ROOM 13'4" x 10'5" (4.07 m x 3.18 m) with two double glazed windows to front aspect. Fitted with a range of wall and base units, wall mounted boiler, spaces for cooker, washing machine and dishwasher, door to walk in pantry, radiator and tiled flooring.

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

FIRST FLOOR LANDING with access to loft and storage cupboard.

BEDROOM ONE 13'4" x 11'3" (4.07 m x 3.43 m) maximum measurements. Double glazed window to front aspect and radiator.

BEDROOM TWO 13'7" x 10'7" (4.13 m x 3.22 m) maximum measurements. Double glazed window to rear aspect and radiator.

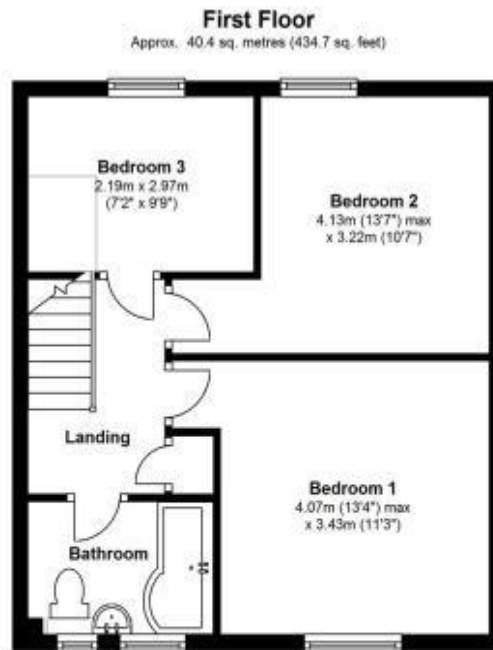
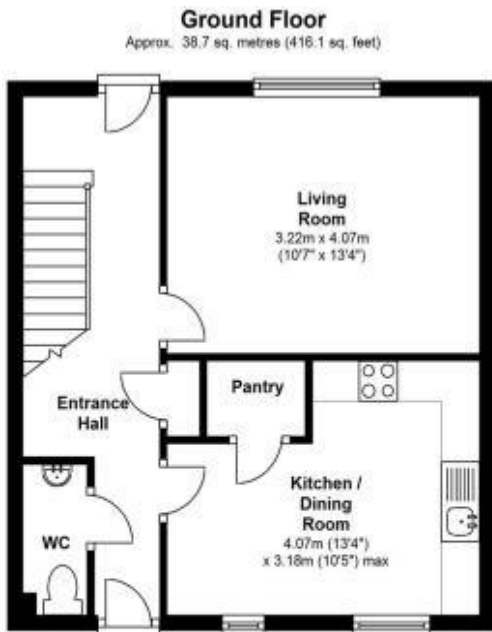
BEDROOM THREE 9'9" x 7'2" (2.97 m x 2.19 m) with double glazed window to rear aspect and radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising 'P' shaped bath with shower over, vanity sink unit and low level WC. Two double glazed windows to rear aspect, tiled flooring and heated towel rail.

EXTERIOR Small garden area to front and enclosed rear garden which is predominantly laid to lawn with patio area, gravelled border to one side and footpath to rear of garden. Communal shared off street parking.

Tenure	The property is Freehold
Council Tax	Band B
EPC	C (71/87)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	CWH-7126





Total area: approx. 79.0 sq. metres (850.8 sq. feet)
Drawings are for guidance only



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.