



**New Barns Avenue, Ely, Cambridgeshire CB7 4RE**

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## New Barns Avenue, Ely, Cambridgeshire CB7 4RE

A well-presented and extended three bedroom home situated just a short walk from the City centre.

- Entrance Hall
- Living Room/Dining Room
- Fitted Kitchen
- Conservatory
- Ground Floor Bathroom
- Three Good Size Bedrooms
- Rear Garden with Two Sheds
- Off Road Parking

**Guide Price: £295,000**



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

**LIVING ROOM** 13'8" x 11'2" (4.17 m x 3.41 m) with double glazed window to front aspect, feature fire surround, radiator, wood flooring which continues through to:-

**DINING ROOM** 13'7" x 9'5" (4.14 m x 2.86 m) with double glazed window to side aspect, radiator, understairs storage cupboard, door leading to:-

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Double glazed window to side aspect and ceramic tiled flooring.

**KITCHEN** 10'2" x 8'1" (3.11 m x 2.46 m) with double glazed window overlooking the rear garden. Fitted with an attractive range of wall and base units with work surfaces over, tiled splashbacks and inset 1 & 1/2 stainless steel sink unit with mixer tap over. Wall mounted Exclusive combi boiler serving the central heating and hot water system, space for gas cooker, space for fridge freezer, opening to:-

**REAR LOBBY** with radiator, built-in pantry style cupboard, shelving.

**GROUND FLOOR FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with tiled splashbacks. Opaque double glazed window to rear aspect, vinyl flooring.

**CONSERVATORY** 23'4" x 6'4" (7.12 m x 1.93 m) with windows to side aspect, double glazed patio doors opening to rear and polycarbonate roof.

**FIRST FLOOR LANDING** with double glazed window to side aspect, access to loft.

**BEDROOM ONE** 16'8" x 11'1" (5.07 m x 3.37 m) maximum. Double glazed window to front aspect, radiator, feature arch area and recess ideal for built-in wardrobes.

**BEDROOM TWO** 9'9" x 6'11" (2.97 m x 2.12 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 8'3" x 6'9" (2.51 m x 2.05 m) with double glazed window to rear aspect. Radiator.

**EXTERIOR** To the front the property has a drop kerb to allow off road parking for several vehicles. Side gated access leads to the rear.

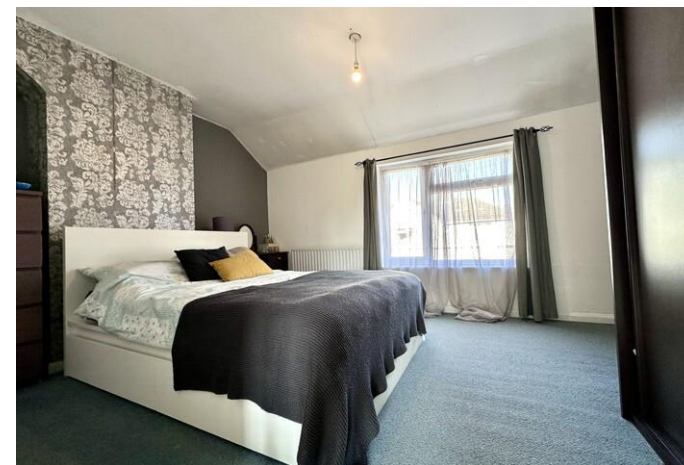
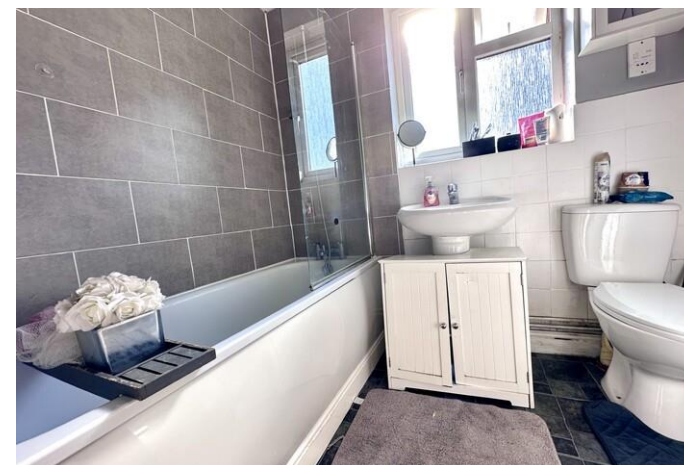
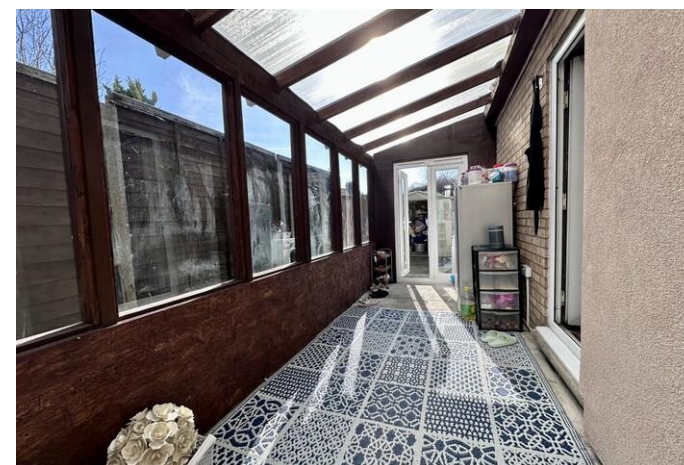
The rear garden is fully enclosed by wood panel fencing with patio directly from the property and a lawned garden. Two sheds, outside tap.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC** C (71/85)

**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** MJW-7157





Total floor area 101.8 m<sup>2</sup> (1,096 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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.