



**St. Johns Road, Ely, Cambridgeshire CB6 3BB**

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## St. Johns Road, Ely, Cambridgeshire CB6 3BB

A charming and superbly presented recently renovated two bedroom period cottage which lies within the sought after St. Johns area of the City.

- End Of Terrace Property
- Living Room
- Kitchen/Dining Room
- Rear Porch/Utility
- Two Bedrooms
- Shower Room
- Rear Garden
- Central City Location

**Guide Price: £265,000**





**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.

**LIVING ROOM** 12'0" x 10'6" (3.66 m x 3.21 m) with PVCU entrance door and PVCU double glazed window to front. Attractive open fireplace with a raised tiled half, period style cast iron surround with inset tiles, door to kitchen/dining room, inset halogen lights to ceiling and radiator. Fitted cupboard, meter cupboard. Door to:-

**KITCHEN/DINING ROOM** 11'10" x 9'7" (3.61 m x 2.92 m) with window to rear and door to rear porch/utility room. Comprehensively re-fitted by the present owner and comprising a matching range of wall and base units with hardwood worksurfaces over, and metro style tiled splash backs. Inset Belfast sink with central mixer tap. Built-in appliances include an electric oven/grill with four ring gas hob over and extractor hood, all of which are in a stainless steel finish. Integrated fridge freezer. Staircase rising to first floor, radiator and downlighters to ceiling.

**REAR PORCH/UTILITY ROOM** 9'7" x 3'10" (2.93 m x 1.18 m) Of double glazed construction under a mono pitched polycarbonate roof with double glazed door to garden. Plumbing for washing machine and hardwood worksurfaces over.

**FRIST FLOOR LANDING** with hatch to roof space and door through to:-

**BEDROOM ONE** 11'10" x 11'3" (3.60 m x 3.44 m) to chimney breast with double glazed window to front. Bespoke fitted wardrobe and attractive feature fireplace with a cast iron grate, tiled hearth and timber surround. Radiator.

**BEDROOM TWO** 8'11" x 6'6" (2.72 m x 1.99 m) with double glazed window to rear. Built-in over stairs cupboard with shelf also housing a wall mounted gas boiler serving the central heating and hot water systems.

**SHOWER ROOM** Fitted suite comprising WC, vanity unit within inset wash hand basin and mixer tap, corner shower cubicle with hand shower attachments and 6" circular overhead drencher with aqua/mermaid boarding.

**EXTERIOR** The rear garden consists of a paved patio beyond which it is predominantly laid to lawn, which is bordered to one side by a pathway, whilst the other side is stocked with a range of shrubs and perennials. The final section consists of a pergola covered patio, after which is a timber shed.

**AGENTS NOTE** The rear garden currently has possessory title and there is a right of way for the neighbouring cottage.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** E (46/88)

**Viewing** By Arrangement with Pocock & Shaw  
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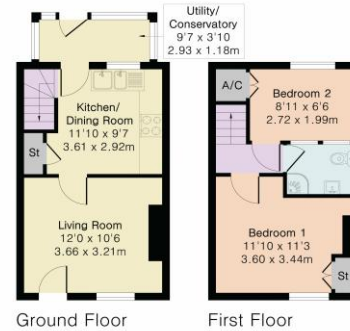
**Ref** GVD-7196







**Approximate Gross Internal Area 534 sq ft - 50 sq m**  
 Ground Floor Area 289 sq ft - 27 sq m  
 First Floor Area 245 sq ft - 23 sq m



**RISK PLAN**

Although this plan indicates the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors or omissions. These plans are for information purposes only and do not constitute a contract. No guarantee is given in respect of the accuracy of the information provided. The figures shown in the floor plan are only approximate and should not be relied on as a basis of valuation.



**Pocock + Shaw**

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.