



**Abbots Way, Ely, Cambridgeshire CB6 3AJ**

[www.pocock.co.uk](http://www.pocock.co.uk)





## Abbots Way, Ely, Cambridgeshire CB6 3AJ

A three double bedroom mid-terrace home with downstairs cloakroom and extended to the front, overlooking Abbots Way park and close to local schooling.

- Sitting Room
- Kitchen/Dining Room
- Inner Hall & Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Communal Parking to Rear

**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.

**ENTRANCE LOBBY** with entrance door to front aspect, window to side aspect, feature window to sitting room and door to:-

**SITTING ROOM** with bay window to front aspect, steps leading up to main reception area which has beams to ceiling, feature brick fireplace and surround, wood flooring, built-in bespoke shelving, door to staircase rising to first floor and door to:-

**KITCHEN/DINING ROOM**

**Kitchen area** is fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit and tiled splashbacks. Space for electric cooker, plumbing for washing machine, window to rear aspect, door leading to rear lobby and door to the garden porch.

**Dining Room area** is fitted with further base units with Welsh dresser style shelving above and built-in attractive corner cabinet. Cork flooring and cupboard housing the warm air central heating system.

**REAR LOBBY** with windows to side and rear aspects and door to rear garden.

**INNER HALL & DOWNSTAIRS CLOARKROOM**

**Cloakroom** fitted with a low level WC, wash hand basin and window to front aspect.  
**Inner hall** with useful under stairs storage cupboard and door leading back into kitchen.

**FIRST FLOOR LANDING** with access to loft, built-in double doors to airing cupboard.

**BEDROOM ONE** with window to front aspect, wood flooring.

**BEDROOM TWO** with two windows to rear aspect, wood flooring.

**BEDROOM THREE** with window to front aspect, over stair cupboard with rail and shelving, wood flooring.

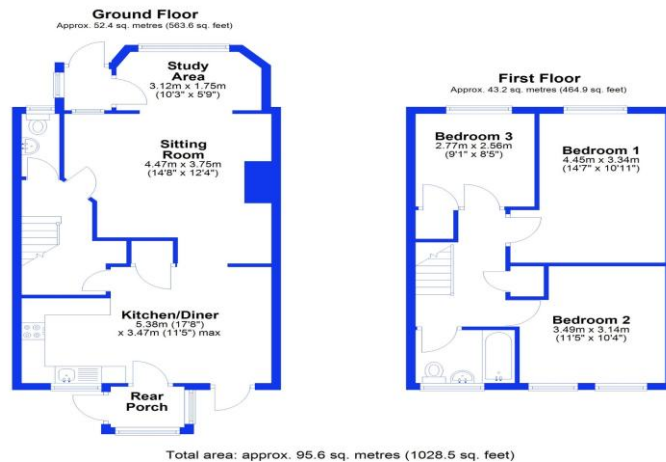
**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, window to rear aspect, vinyl flooring.

**EXTERIOR** The property overlooks Abbots Way Park with gated access leading to the enclosed picket fenced front garden, which is well established and mainly laid to lawn with plant and shrub borders.  
The rear garden has been hard landscaped to create a low maintenance lifestyle with a raised patio area and feature ceramic tiled rear lobby. Side gated access then leads to the rear where there is a timber shed and further brick built shed which is en-bloc at the rear of the property. Communal parking to rear.

<b>Tenure</b>	The property is Freehold		
<b>Council Tax</b>	Band B	<b>EPC</b>	To Follow
<b>Viewing</b>	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
<b>Ref</b>	MJW-7218		







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.