



Kings Avenue CB7 4QW

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151 Kings Avenue, Ely, Cambridgeshire, CB7 4QW

An attractive two bedroom, two bathroom semi-detached house with garage situated in a sought after residential development. Fully redecorated and carpets are being renewed. Fully managed property. EPC C74. Council Tax Band C. Available early/mid June.

- ENTRANCE HALL
- CLOAKROOM
- DUAL ASPECT LIVING ROOM
- KITCHEN
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- BEDROOM TWO
- BATHROOM
- GAS CENTRAL HEATING
- GARDEN
- GARAGE



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 Entrance door with glazed inset, cloaks cupboard and door to cloakroom with corner pedestal wash hand basin, low level WC and radiator

KITCHEN 10' x 6'2" (3.05m X 1.88m) fitted with a matching range of wall and base units with drawers. Single inset drainer sink unit and tiled splashbacks. Four ring gas hob and electric oven/grill and extractor hood over. Plumbing for automatic washing machine and recess space for fridge/freezer, subject to measurement. Double glazed window to front. Wall mounted gas boiler serving central heating and hot water systems. Ceramic tiled floor.

SITTING ROOM 17'4" x 12'8" (5.28m x 3.86m) With double glazed double french doors to garden and double glazed window to side. Two radiators, feature electric fire and staircase rising to first floor.

LANDING

BEDROOM ONE 12'8" X 9'3" (3.86m x 2.82m) With double glazed window to front. Radiator and door to:

EN-SUITE BATHROOM With double glazed window to side. Suite comprising bath, low level WC and vanity unit with inset wash hand basin. Tiled surrounds, radiator and extractor fan.

BEDROOM TWO 12'8" X 8'5" (3.86m x 2.57m) With double glazed window to rear. Radiator and door to:-

EN-SUITE SHOWER ROOM With vanity unit with inset wash hand basin and tiles splashbacks, low level WC and tiled shower cubicle. Extractor fan.

EXTERIOR

FRONT GARDEN Small gravelled front garden with path leading to front garden.

REAR GARDEN Enclosed and laid to lawn.

GARAGE Garage in block

EPC C76

COUNCIL TAX Band C

NOTES Pets considered. Fully managed property.

VIEWING By arrangement with Pocock & Shaw

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REF JVD/2772



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.