



Annesdale, Ely, Cambridgeshire CB7 4BN

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A well presented three bedroom end terraced cottage with a roof terrace, garden and garage which lies in a lovely position close to the river, marina and mainline station.

- Sitting Room
- Dining Room
- Kitchen
- Lean-To/Utility Room
- Three Bedrooms
- Refitted Bathroom Suite
- Separate Cloakroom
- Shared Driveway & Single Garage
- Courtyard Garden and Roof Terrace

Guide Price: £325,000



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

SITTING ROOM 18'10" x 12'0" (5.74 m x 3.67 m) with door and window to front aspect, radiator.

DINING ROOM 18'10" x 8'11" (5.74 m x 2.72 m) with window to side, staircase rising to first floor, storage cupboard and radiator. Opening to:-

KITCHEN 11'7" x 11'2" (3.54 m x 3.41 m) Fitted with a range of matching wall and base units with drawers and complementary worksurfaces. Inset single drainer sink unit with mixer tap, pull-out larder cupboard, tiled flooring. Door to:-

LEAN-TO/UTILITY 17'5" x 6'7" (5.31 m x 2.00 m) Of brick and UPVc construction with door to side and door to rear garden.

GROUND FLOOR BATHROOM Refitted fully tiled suite in white comprising panel enclosed bath with shower over. Vanity unit with inset wash basin with marble surface and matching upstand. WC and window to side.

CLOAKROOM with suite in white.

FIRST FLOOR LANDING with window to side, loft access and radiator.

BEDROOM ONE 12'0" x 10'6" (3.67 m x 3.21 m) with window to front, fitted bedroom furniture, radiator.

BEDROOM TWO 15'1" x 8'11" (4.61 m x 2.72 m) with cupboard housing gas boiler serving central heating system, radiator. Door and window to roof terrace measuring 17'6" x 12'2" (5.33m x 3.70m) with patio and railing.

BEDROOM THREE/STUDY 8'10" x 8'2" (2.69 m x 2.49 m) with window to front. Radiator.

EXTERIOR The property fronts directly onto Annesdale. To the side is a shared driveway leading to the single garage with up and over door and door leading to the courtyard garden.

GARAGE 18'9" x 8'9" (5.72 m x 2.66 m)

Tenure The property is Freehold

Council Tax Band B **EPC** D (64/76)

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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.