



High Barns, Ely, Cambridgeshire CB7 4RP

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A well-proportioned two double bedroom mid terrace property with a good sized rear garden and no upward chain.

- Entrance Porch/Hall
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £250,000



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.

ENTRANCE HALL/PORCH Entrance door with glazed inset. Staircase rising to first floor, meter cupboard, radiator, doors to kitchen and:-

DUAL ASPECT SITTING ROOM 16'5" x 10'7" (5.01 m x 3.22 m) with windows to front and rear aspect overlooking the garden. Radiator.

KITCHEN/DINING ROOM 16'5" x 8'3" (5.01 m x 2.51 m) extending in part within Kitchen area to 11'7" (3.52m). Dual aspect with windows to front and rear and door to exterior rear lobby. Fitted with a matching range of wall and base units with drawers and work surfaces over with tiled splashbacks. Electric oven/grill and separate four ring gas hob, single drainer stainless steel sink unit with mixer taps. Useful shelved understairs cupboard.

REAR EXTERIOR LOBBY with door to side passageway and door to rear garden.

FIRST FLOOR LANDING with window to rear overlooking the garden. Cupboard housing combination gas boiler serving the central heating and hot water systems with two linen shelves below. Door through to:-

PRINCIPAL BEDROOM 16'6" x 8'2" (5.02 m x 2.48 m) with windows to front and rear. Radiator and built-in cupboard with shelving.

BEDROOM TWO 10'7" x 6'7" (3.22 m x 2.00 m) plus door recess. With window to front aspect. Built-in cupboard with hanging rail and shelf and radiator.

BATHROOM with window to rear. Bathroom in white comprising panel enclosed bath with the shower unit over, WC and vanity unit with inset wash handbasin. Radiator and hatch to roof space.

EXTERIOR The property is set back from the road behind a front garden which is laid to lawn. Side access leads to the rear of the property. The rear garden is of a particularly good size and consists of a paved patio beyond which is predominantly laid to lawn. Two storage sheds.

Tenure The property is Freehold

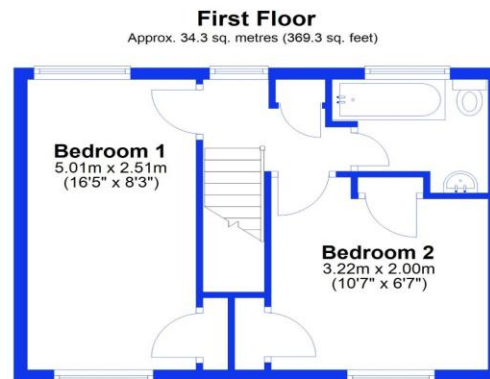
Council Tax Band B

EPC D (65/72)

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Ref GVD-7305





Total area: approx. 70.4 sq. metres (757.9 sq. feet)

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.