



**Dunstan Street, Ely, Cambridgeshire CB6 3AQ**

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## Dunstan Street, Ely, Cambridgeshire, CB6 3AQ

A well-appointed three bedroom property within walking distance of local schools and city amenities and a viewing is highly recommended.

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- GARAGE AND OFF ROAD PARKING
- GARDEN

**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 HALL** Door to front aspect, stairs to first floor.

**LIVING ROOM** 13'0" x 14'0" (3.96 m x 4.27 m) Double glazed window to front aspect, radiator, door opening through to kitchen.

**KITCHEN** 16'3" x 9'9" (4.95 m x 2.97 m) Recently updated, inset sink fitted with a range of matching units including wall mounted units, base units and drawers, space for free standing cooker with extractor over, tiled splashbacks, plumbing for utilities, double glazed window to rear aspect. Door to rear garden.

**FIRST FLOOR LANDING** Loft access.

**BEDROOM ONE** 14'0" x 9'9" (4.27 m x 2.97 m) Double glazed window to front aspect, radiator.

**BEDROOM TWO** 9'7" x 8'1" (2.92 m x 2.46 m) Double glazed window to rear aspect, radiator.

**BEDROOM THREE** 6'7" x 6'2" (2.01 m x 1.88 m) Double glazed window to front aspect, radiator.

**BATHROOM** Comprising panelled bath, low level WC, pedestal washbasin, double glazed window to rear aspect.

**EXTERIOR** The property benefits from a single garage providing off-road parking and fully enclosed garden which is predominately laid to lawn with a variety of mature plants and shrubs.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** D (68/90)

**Viewing** By Arrangement with Pocock & Shaw  
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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.