



Red Admiral Street, Ely, Cambridgeshire CB7 4FU

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A modern three bedroom semi-detached 'Letchworth' style home built by Redrow and situated on a much sought after development with the benefit of no upward chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- No Upward Chain

Guide Price: £395,000



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 Radiator, understairs storage cupboard. Stairs to first floor.

CLOAKROOM Comprising low level WC, wash basin and radiator.

SITTING ROOM 18'2" x 11'5" (5.53 m x 3.47 m)
Window facing front aspect, radiator.

KITCHEN/DINER 18'2" x 11'5" (5.53 m x 3.47 m) One and a half bowl single drainer stainless steel sink unit. Range of base and drawer units with working surfaces over and matching range of wall mounted cupboards. Integrated fridge/freezer and dishwasher. Electric hob with splashback and extractor over. Built-in oven.

Utility cupboard with plumbing for washing machine and space for tumble dryer.

LANDING Window facing side aspect, radiator, cupboard house gas boiler.

BEDROOM ONE 13'7" x 11'3" (4.13 m x 3.43 m)
Window facing front aspect, radiator, range of fitted wardrobes.

EN-SUITE SHOWER ROOM Comprising fully tiled shower cubicle, low level WC, wash basin and heated towel rail.

BEDROOM TWO 11'9" x 9'3" (3.58 m x 2.81 m)
Window facing rear aspect, radiator, fitted wardrobes.

BEDROOM THREE 8'8" x 8'7" (2.64 m x 2.61 m)
Window facing rear aspect. Radiator.

FAMILY BATHROOM Comprising panel bath with shower over low level WC, wash basin and heated towel rail.

EXTERIOR Enclosed rear garden. Laid to lawn, patio and timber garden shed. To the front of the property are two allocated parking spaces.

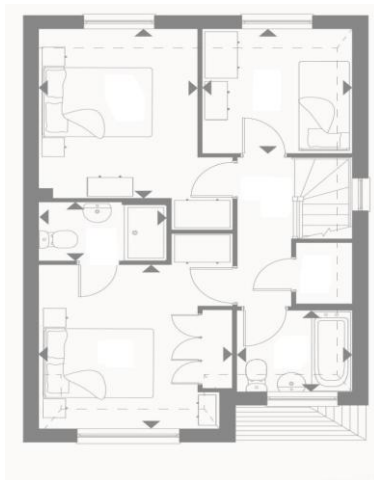
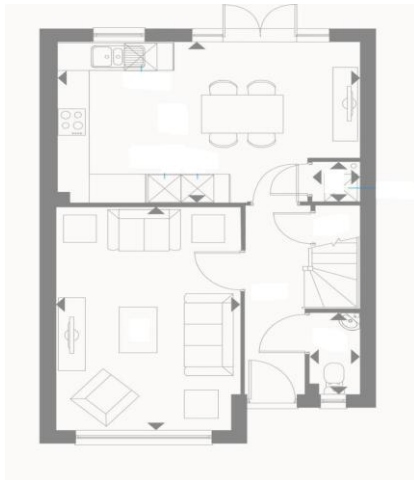
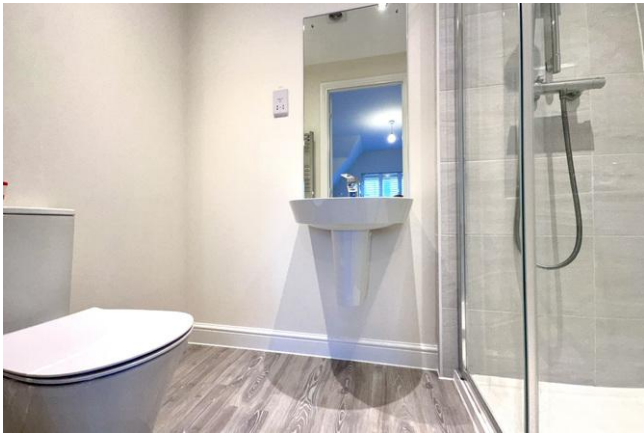
Tenure The property is Freehold

Council Tax Band C **EPC** B (85/96)

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Ref JVD-7341





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.