



Silver Street, Ely, Cambridgeshire CB7 4JF CB7 4JF

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A late 18th century period extended three bedroom detached house located in a highly desirable and convenient position within walk distance of the railway station and City centre. The property benefits from off road parking and an enclosed rear garden with home office.

- Entrance Hall & Cloakroom
- Sitting Room with Log Burner
- Dining Room
- Kitchen/Breakfast Room
- Principal Bedroom with Dressing Area & En-Suite
- Two Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden with Office/Summer House
- Off Road Parking

Guide Price: £700,000



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 LOBBY Double aspect room with windows to side aspects. Staircase rising to first floor. Cloaks and storage cupboards. Inset sink with base units below with plumbing for washing machine and space for tumble dryer, matching wall mounted storage cupboards.

CLOAKROOM Comprising inset wash basin and low level WC.

SITTING ROOM 12'3" x 11'11" (3.74 m x 3.63 m) Exposed brick fireplace with inset log burner. Storage shelving, window to side aspect, radiator and engineered oak flooring.

DINING ROOM 15'10" x 12'0" (4.82 m x 3.67 m) Window facing rear aspect and casement door to garden. Engineered oak flooring.

KITCHEN/BREAKFAST ROOM 16'7" x 12'6" (5.05 m x 3.82 m) Two windows facing front aspect. Twin porcelain sinks with cupboards below, integrated dishwasher and waste bin. Larder cupboard, radiator, engineered oak flooring. Island breakfast bar. Stoves induction hob and four oven range. Space for breakfast table. Window to rear aspect and double doors to rear garden.

FIRST FLOOR LANDING with radiator.

BEDROOM ONE 12'5" x 11'7" (3.78 m x 3.54 m) The main bedroom is approached via a dressing area with wardrobes and storage shelving to both sides. The bedroom has window to front aspect, radiator and deep built-in storage cupboard. Door to:

EN-SUITE SHOWER ROOM Comprising double length shower cubicle with glass screen, wash basin with storage drawers below, low level WC, tiled floor and heated radiator/towel rail. Window facing rear aspect.

BEDROOM TWO 11'11" x 8'11" (3.62 m x 2.72 m) Window facing side aspect, radiator, open storage unit.

BEDROOM THREE 12'1" x 7'10" (3.69 m x 2.40 m) Radiator and window facing rear aspect.

BATHROOM Fitted with a four piece suite comprising walk-in shower cubicle, free standing bath, wash hand basin and low level WC.

EXTERIOR Directly from the house is a paved patio with covered log storage. The rear garden is enclosed being mainly laid to lawn with flower borders and mature trees. There is an office/studio in the garden.

Tenure The property is Freehold

Council Tax Band D

EPC (65/80)

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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.