



**New Barns Avenue, Ely, CB7 4RD**

[www.pocock.co.uk](http://www.pocock.co.uk)



## New Barns Avenue, Ely, Cambridgeshire CB7 4RD

A well-proportioned mid-terrace property, with ample off road parking, within walking distance of local primary schools and the City centre. Being offered with the benefit of no upward chain.

- Mid Terrace Home
- Entrance Hallway
- Lounge & Kitchen
- Ground Floor Bathroom & Separate WC
- Three Bedrooms
- Front & Rear Gardens
- Rear Driveway Parking
- 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** with door to front aspect and staircase rising to first floor.

**LOUNGE** 12'0" x 11'0" (3.66 m x 3.35 m) with double glazed window to front aspect. Radiator.

**KITCHEN** 16'0" x 8'0" (4.88 m x 2.44 m) Fitted with a range of matching units including base units, wall mounted units and drawers, inset single sink unit and drainer and tiled splashbacks. Space for free standing cooker, plumbing for washing machine, tiled flooring, double glazed window to rear. Radiator.

**GROUND FLOOR BATHROOM** Fitted with a two piece suite comprising panel bath and wash hand basin. Window to rear aspect.

**REAR LOBBY** with double glazed window and door to rear.

**SEPARATE WC** with window to rear aspect and low level WC.

**FIRST FLOOR LANDING**

**BEDROOM ONE** 13'0" x 11'0" (3.96 m x 3.35 m) with double glazed window to front aspect. Radiator.

**BEDROOM TWO** 9'0" x 7'0" (2.74 m x 2.13 m) with double glazed window to rear. Radiator.

**BEDROOM THREE** 7'0" x 7'0" (2.13 m x 2.13 m) with double glazed window to rear aspect. Radiator.

**EXTERIOR** To the front of the property you will find an open plan garden with a pathway to the front door. To the rear there is a low maintenance garden with gated access leading to the ample off road vehicular parking.

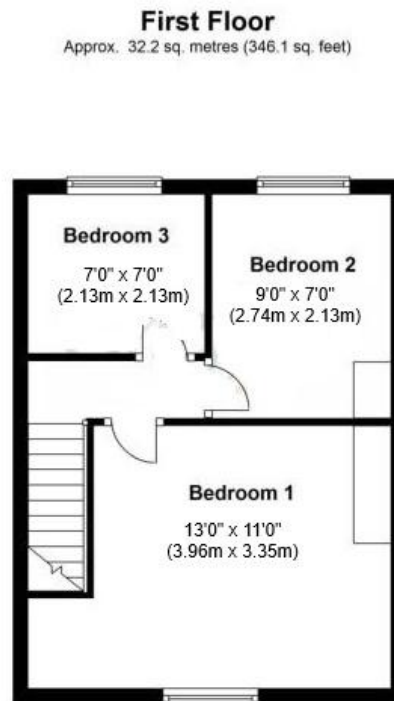
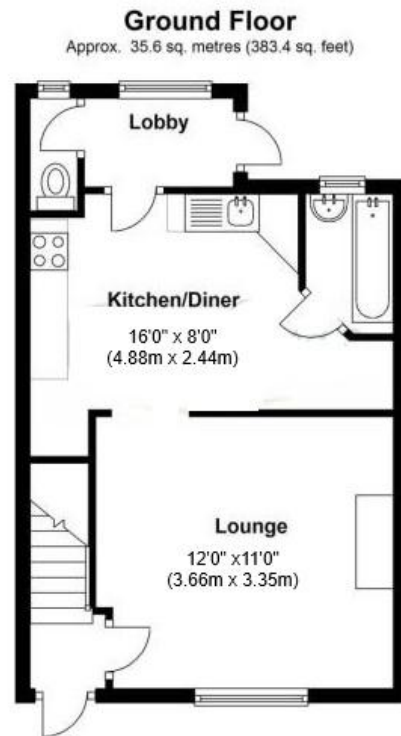
**Tenure** The property is Freehold

**Council Tax** Band B      **EPC** C (69/91)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7359





Total area: approx. 67.8 sq. metres (729.5 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.