



Lisle Lane, Ely, Cambridgeshire CB7 4AS

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A well-presented central City property benefiting with the advantage of no upward chain and offering two reception rooms, kitchen, three bedrooms (one with en-suite), bathroom and enclosed rear garden.

- Central City Property
- Two Reception Rooms
- Kitchen
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £385,000



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.

LIVING ROOM 12'6" x 12'6" (3.81 m x 3.80 m) with feature fireplace, entrance door to front and window to front aspect with bespoke fitted shutters, cast iron radiator.

DINING ROOM 12'8" x 12'6" (3.87 m x 3.82 m) with feature log burning stove, cast iron radiator, double glazed window to rear aspect, under stairs storage cupboard.

KITCHEN 13'7" x 7'10" (4.14 m x 2.39 m) Fitted with a range of matching units, including wall mounted units, base units and drawers and inset single sink and drainer. Double electric oven and gas hob with extractor hood above. Plumbing for utilities, integral dishwasher, door and two double glazed windows.

FIRST FLOOR LANDING with staircase rising to second floor.

STUDY/DRESSING ROOM AREA with double glazed window and cast iron radiator.

BEDROOM ONE 12'6" x 9'5" (3.82 m x 2.86 m) Sash window to front aspect with bespoke fitted shutters, cast iron radiator.

BEDROOM TWO 12'10" x 9'3" (3.90 m x 2.81 m) with double glazed window to rear aspect and cast iron radiator.

FAMILY BATHROOM Fitted with bathtub, separate shower cubicle, low-level WC and wash handbasin. Double glazed window to rear aspect.

SECOND FLOOR BEDROOM THREE 21'4" x 9'1" (6.50 m x 2.78 m) with two built-in eaves storage cupboards, radiator and double glazed window to rear aspect.

EN-SUITE SHOWER ROOM Fitted with shower cubicle, low-level WC and wash hand basin.

EXTERIOR The property benefits from a fully enclosed garden with lawn and a variety of plants and shrubs. Garden also houses a brick outbuilding.

AGENTS NOTE The property is subject to a right of way for neighbouring properties to access via their garden.

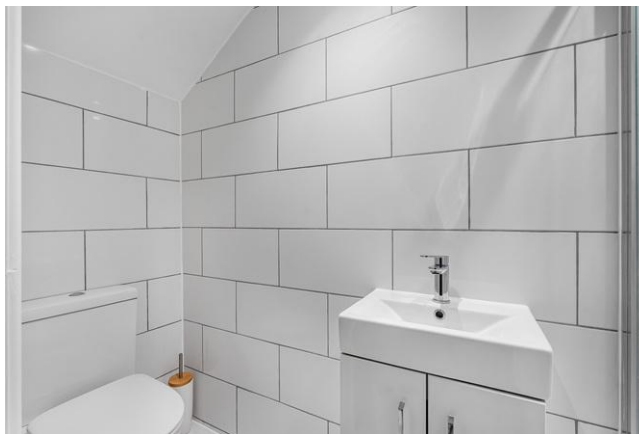
Tenure The property is Freehold

Council Tax Band B **EPC** D (61/81)

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Ref CWH-7352





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.