



**St. Audreys Way, Ely, Cambridgeshire CB6 1DF**

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





## St. Audreys Way, Ely, Cambridgeshire CB6 1DF

A well proportioned individual detached three bedroom bungalow which lies in an appealing cul-de-sac location around ½ a mile from the City centre.

- Detached Bungalow
- Entrance Hall & Cloakroom
- Living Room & Garden Room
- Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Inner Hall & Rear Lobby
- Large Plot with Surrounding Gardens
- Garage
- No upward Chain

**Guide Price: £500,000**





**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** Entrance door with glazed inset to side. Wood flooring, cloaks cupboard with hanging rail and shelf. Door to living room and:-

**CLOAKROOM** with windows to two aspects and suite comprising pedestal wash hand basin and WC. Fully tiled walls, radiator.

**LIVING ROOM** 26'9" x 13'11" (8.15 m x 4.25 m) A spacious room with two windows to side, door to garden room, inner hall and kitchen. Wood flooring, open fireplace with a tiled hearth, tiled surround and mantle shelf. Three wall light points.

**GARDEN ROOM** 13'9" x 11'0" (4.20 m x 3.36 m) with windows to side and sliding patio doors to the rear garden.

**KITCHEN** 11'11" x 11'10" (3.62 m x 3.61 m) with two windows to side. Fitted with a matching range of wall and base units in a natural finish with work surfaces, inset 1 & 1/3 bowl single drainer sink unit, plumbing for both washing machine and dishwasher, built-in electric oven/grill with gas hob over. Further tall cupboards with sliding doors and high-level storage, radiator and tiled surround. Tiled floor. Door to rear lobby.

**INNER HALL** with radiator, hatch to roof space, built in shelved cupboard with sliding doors and high-level storage.

**BEDROOM ONE** 13'0" x 13'5" (3.95 m x 4.08 m) narrowing in part to 3.41m with a double glazed window to side and triangular bay fronted window to front. Radiator.

**BEDROOM TWO** 13'0" x 8'11" (3.95 m x 2.71 m) with double glazed window side. Radiator and built in double wardrobe with sliding doors and high-level storage.

**BEDROOM THREE** 10'11" x 9'10" (3.32 m x 3.00 m) with window to side. Radiator, built-in double wardrobe with sliding doors and high-level storage cupboards.

**BATHROOM** with window to side and suite comprising panel enclosed bath and separate shower cubicle.

**CLOAKROOM** with WC and window to side aspect.

**REAR LOBBY** with door to outside, kitchen and utility room. Walk-in store 3.74 m x 2.58 m. The utility room opens into the garage. It has a door and window to rear and a floor mounted gas boiler serving the central heating and hot water systems.

**GARAGE** 16'11" x 10'4" (5.16 m x 3.15 m) with up and over door and door to rear.

**EXTERIOR** The property is in a small, little known cul-de-sac of bungalows which vary in style and design just off Lynne Road, no more than half a mile from the city centre. This property is set on a large plot with gardens extending to all sides. It is set back from the road behind a frontage, which is tarmac, providing off street parking. A driveway continues to one side and in turn leads to the garage. The other side is landscaped with gravel beds, plant beds and paving. Finally, the rear garden consists of a raised terrace from the bungalow, beyond which it is predominantly laid to lawn. To one side of this is a shrub bed whilst the other is gravelled in a spot where there was once a swimming pool. Finally, there is a gravelled area which is mainly trellised.







<b>Tenure</b>	The property is Freehold
<b>Council Tax</b>	Band E
<b>EPC</b>	To Follow
<b>Viewing</b>	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a> <a href="http://www.pocock.co.uk">www.pocock.co.uk</a>
<b>Ref</b>	GVD-7369

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.