



Sheriffs Gardens, Ely, Cambridgeshire CB6 1QX

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A well-presented two double bedroom semi-detached property with driveway parking and being offered for sale as a shared ownership property with a 40% share.

- Semi-Detached 40% Shared Ownership
- Two Double Bedrooms
- Living Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- Bathroom
- Enclosed Rear Garden
- Driveway Parking

40% Shared Ownership: £130,000



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.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin.

LIVING ROOM 14'10" x 10'9" (4.53 m x 3.27 m) with double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM 18'1" x 8'1" (5.51 m x 2.47 m) with double glazed window and patio doors opening to rear garden. Fitted with a matching range of wall and base units with work surfaces over and inset single drainer sink unit. Integrated oven and hob with extractor fan over.

FIRST FLOOR LANDING with built in storage cupboard.

BEDROOM ONE 18'1" x 11'11" (5.50 m x 3.63 m) with two double glazed windows to rear aspect. Fitted wardrobes and radiator.

BEDROOM TWO 11'2" x 10'6" (3.41 m x 3.20 m) with double glazed window to front aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with attachment over. Tiled splashbacks and heated towel rail.

EXTERIOR Enclosed rear garden with part lawn, part patio and timber shed. Driveway parking to front.

TENURE Leasehold with 87 years remaining.
Service Charges of £78.62 per month
Rent on remaining 60% of £391.14 per month

Council Tax Band B **EPC** C (75/89)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7383





Approximate Gross Internal Area 846 sq ft - 78 sq m
Ground Floor Area 423 sq ft - 39 sq m
First Floor Area 423 sq ft - 39 sq m



PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although this Plan List ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The plan is for general guidance only and should not be relied on as a basis of valuation.

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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.