



**Beald Way, Ely, Cambridgeshire CB6 3DA**

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



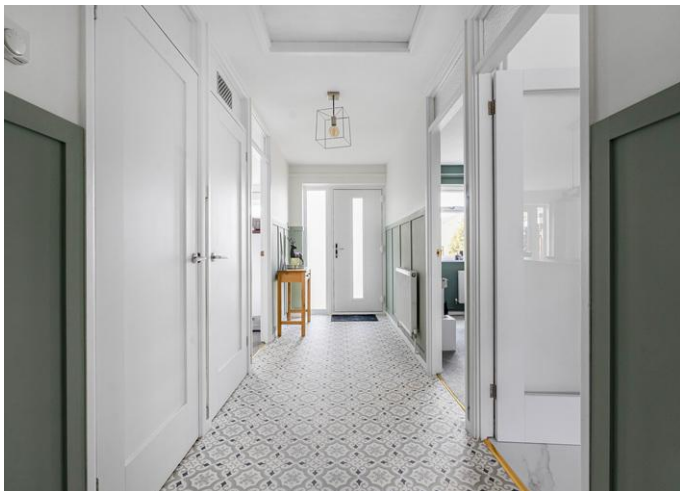


## Beald Way, Ely, Cambridgeshire, CB6 3DA

A detached two double bedroom bungalow which has been comprehensively refurbished by the present owners to create a stylish and beautifully presented home. Situated in a quiet, established, cul-de-sac within easy access to the City centre.

- Refurbished & Superbly Presented
- Impressive Entrance Hall
- Modern Fitted Kitchen with Appliances/Dining Room
- Sitting Room
- Two Double Bedrooms
- Contemporary Fitted Bathroom
- Enclosed Low Maintenance Rear Garden
- Off Road Parking & Single Garage with an Adjoining Workshop
- Quiet Established Cul-De-Sac Location

**Guide Price: £439,995**



**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 two storage cupboards, one of which is housing the gas boiler. Part timber panel walls, access to part boarded loft with lighting and ladder attachment. Radiator.

**KITCHEN/DINING ROOM** 20'7" x 10'4" (6.27 m x 3.15 m) Fitted with a modern range of matching wall and base units with work surfaces over and inset single drainer sink unit with mixer tap over. Double glazed window to side aspect. Integrated appliances comprising oven, microwave, induction hob with down draught extractor fan, dishwasher, washer/dryer and fridge freezer. French doors to rear garden and bi-folding door to adjoining sitting room.

**SITTING ROOM** 15'3" x 12'11" (4.66 m x 3.93 m) with double glazed French doors to the rear garden, feature electric fire and radiator.

**BEDROOM ONE** 12'1" x 9'10" (3.69 m x 3.00 m) with double glazed window to front aspect, built-in double wardrobe. Radiator.

**BEDROOM TWO** 10'10" x 10'5" (3.30 m x 3.18 m) with double glazed window to front aspect. Radiator.

**BATHROOM** with double glazed window to side aspect. Fitted with a contemporary four piece suite comprising low level WC, wash hand basin sat on vanity/dresser unit. corner shower cubicle and roll top bath with mixer tap. Timber panel walls and heated towel rail.

**EXTERIOR** To the front is a gravelled area with a variety of established shrubs. An adjacent driveway provides off road parking for up to three vehicles (subject to measurements) and in turn leads to the detached single garage and adjoining workshop.

The landscaped private garden to the rear is fully enclosed by wall and fencing and has been designed for ease of maintenance. An extensive paved terrace adjoins the rear elevation of the property with steps up to a shingled area containing a variety of established shrubs.

**GARAGE** 16'7" x 9'2" (5.05 m x 2.80 m) with up and over door, power, light, personal door to side and access to:-

**WORKSHOP** 9'2" x 5'11" (2.80 m x 1.81 m)





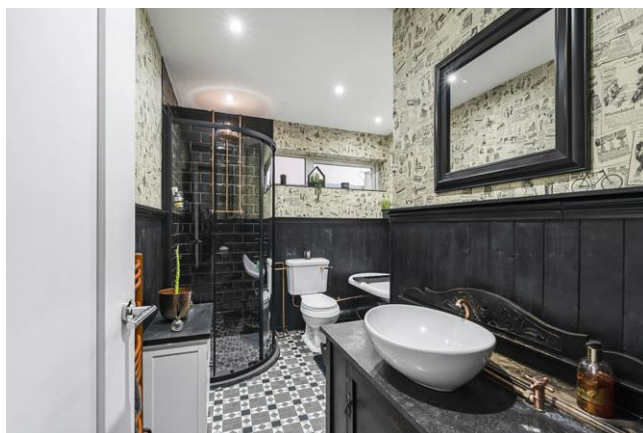
**Tenure** - The property is Freehold

**Council Tax** - Band D

**EPC** C (69/86)

**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** MJW-7385

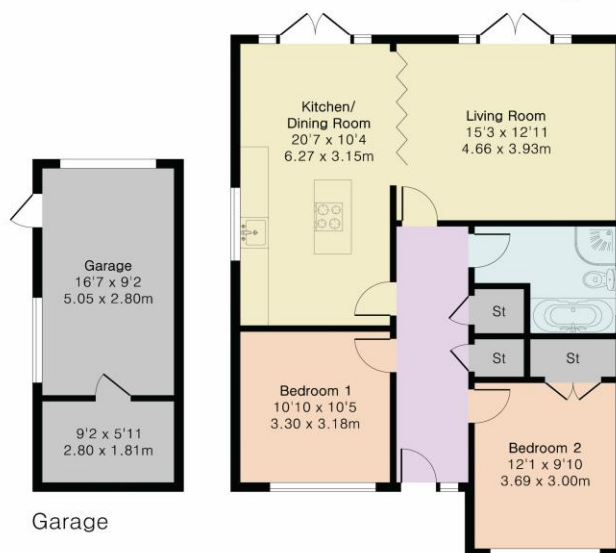


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.



**Approximate Gross Internal Area 885 sq ft - 82 sq m  
(Excluding Garage)**

Garage Area 211 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for 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 figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Pocock+Shaw**