



**Dovehouse Close, Ely, Cambridgeshire CB7 4BY**

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



## Dovehouse Close, Ely, Cambridgeshire CB7 4BY

A three bedroom bay fronted semi-detached home situated in a highly sought after location, close to the railway station and in need of complete modernisation throughout.

- Entrance Lobby & Hallway
- Lounge
- Dining Room
- Kitchen
- Downstairs Cloakroom
- Three Bedrooms
- Bathroom
- Driveway Parking
- Rear Enclosed Garden
- No Upward Chain

**Guide Price: £300,000**



**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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

**ENTRANCE LOBBY** with door to front aspect, door to:-

**HALLWAY** with two double glazed windows to side aspect, understairs storage cupboard, radiator.

**LOUNGE** 13'2" x 12'0" (4.01 m x 3.67 m) with double glazed bay window to front aspect. Radiator, coal effect gas fire (not tested) with fitted shelving either side.

**DINING ROOM** 11'1" x 10'0" (3.38 m x 3.05 m) with double glazed patio doors opening to rear garden. Radiator, built-in cupboards and shelving.

**KITCHEN** 14'10" x 8'1" (4.53 m x 2.46 m) Fitted with a range of wall and base units with work surfaces over and inset double stainless steel sink unit with mixer tap over. Four ring gas hob, built-in oven & grill (not tested), plumbing for washing machine and dishwasher. Vinyl flooring and radiator.

**REAR LOBBY** with radiator, door to rear garden and door leading to:-

**DOWNSTAIRS CLOAKROOM** with high level WC and wash hand basin. Opaque double glazed window to side aspect.

**FIRST FLOOR LANDING** with window to side aspect.

**BEDROOM ONE** 12'0" x 11'1" (3.67 m x 3.37 m) with double glazed bay window to front aspect, built-in four door wardrobe with shelving, hanging space and drawers.

**BEDROOM TWO** 11'1" x 10'0" (3.37 m x 3.05 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 11'9" x 8'1" (3.59 m x 2.46 m) with double glazed window to side aspect, wash hand basin, access to loft, built-in eaves storage, radiator.

**BATHROOM** Fitted with a four piece suite comprising low level WC, wash hand basin, shower cubicle and bath. Radiator, tiled splashbacks, opaque double glazed window to front aspect and vinyl flooring.

**EXTERIOR** To the front is a small garden area with driveway to side allowing off road parking for several vehicles. The rear enclosed garden with feature plant and shrub borders.

**AGENTS NOTE** The property does need complete renovation throughout.

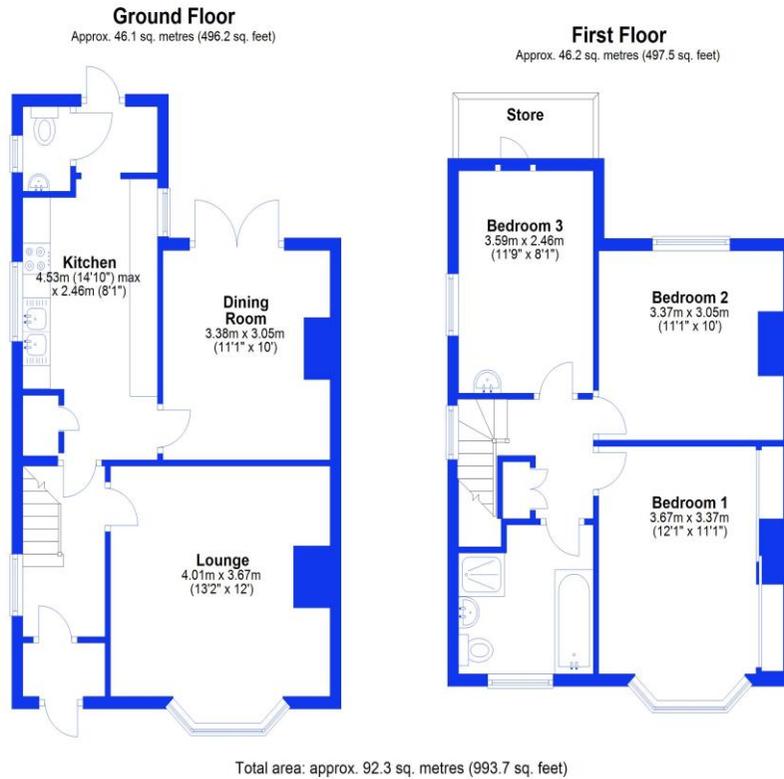
**Tenure** The property is Freehold

**Council Tax** Band C      **EPC**      D (58/71)

**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-7390





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. (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.