



Vinces Court, Ely, Cambridgeshire CB6 3AZ

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A superbly appointed renovated double fronted City residence which lies in this coveted cul-de-sac location.

- End Of Terrace Home
- Entrance Hall & Cloakroom
- Living Room & Dining Room
- Updated Modern Kitchen
- Utility Room
- Four Bedrooms (One with En-Suite)
- Bathroom
- Gardens to Front, Side & Rear
- Garage & Driveway Parking For Two Vehicles
- Solar Panels
- Central City Location

Guide Price: £630,000



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 insets and matching fan light over. Staircase rising to first floor with useful storage area under. LVT flooring. Radiator.

DOWNSTAIRS CLOAKROOM Suite in white comprising vanity unit with inset wash hand basin and offset mixer taps, low level WC, ceramic half tiled walls and chrome finish radiator/towel rail. Extractor fan.

TRIPLE ASPECT LIVING ROOM 22'11" x 11'0" (6.98 m x 3.36 m) with double glazed sash window to front, two further windows to side and double sliding doors to the rear garden. Engineered oak flooring. Fireplace with a wood burning stove sat on a slate effect hearth with a timber mantel shelf over.

DINING ROOM 11'5" x 9'9" (3.47 m x 2.97 m) with double glazed sash window to front. LVT flooring. Two radiators. Archway to:-

FITTED KITCHEN 11'0" x 9'8" (3.36 m x 2.95 m) with double glazed window to rear. Comprehensively fitted with a matching range of contemporary high gloss two tone soft closing wall and base units with work surfaces over and Metro shaped tiled splashbacks. Integrated appliances include a fridge/freezer, electric oven/grill, induction hob with extractor hood over. Integrated dishwasher. Contemporary 1 & 1/3 bowl single drainer sink unit with mixer tap. Two carousel units. Water softener. LVT flooring. Downlighters to ceiling.

UTILITY ROOM 6'2" x 5'8" (1.89 m x 1.72 m) Door with double glazed inset to garden. Matching wall and base unit with roll edge work surfaces and recesses suitable for washing machine and larger fridge/freezer (subject to measurements). Fitted shelving. Tiled splashbacks. Radiator.

FIRST FLOOR LANDING with hatch to roof space which houses a Bosch Green Star Boiler. Radiator.

PRINCIPAL BEDROOM 12'10" x 11'2" (3.91 m x 3.40 m) with double glazed sash window to front. Radiator. Door to:-
EN-SUITE SHOWER ROOM Suite in white comprising vanity unit with inset wash hand basin and offset mixer taps, low level WC and shower cubicle with an Aqualisa digital pumped shower unit. Half tiled walls. Shaver point. Towel/radiator in a chrome finish. Double glazed window to front.

BEDROOM TWO 12'10" x 9'9" (3.90 m x 2.98 m) with double glazed window to front. Radiator.

BEDROOM THREE 9'11" x 9'9" (3.02 m x 2.98 m) with double glazed window to rear. Radiator.

BEDROOM FOUR 10'0" x 9'9" (3.06 m x 2.98 m) with double glazed window to rear. Radiator.
Please note there are free standing wardrobes either side which may be available subject to separate negotiation.

SHOWER ROOM (Formerly bathroom) with double glazed window to rear. Contemporary suite in white comprising vanity unit and attached WC and inset wash handbasin with mixer taps. Walk in shower cubicle with an Aqualisa digital pumped shower unit with a fixed head and hand shower attachment. Chrome finish radiator/towel rail.



EXTERIOR Vincens Court is a highly sought-after, small cul-de-sac development comprising properties built approximately twenty years ago by a well-regarded local developer. The development consists of just eight homes in several different styles, with this particular property being a desirable double-fronted design that has been almost completely renovated by the current owners.

Positioned at the very end of the cul-de-sac, the property is set back behind a front garden designed for low maintenance, featuring gravel, paving, and a raised artificial lawn. The paving and gravel continue to the side of the property via an arch/pergola, which in turn provides access to the rear garden.

Like the front, the rear garden has been thoughtfully designed with ease of upkeep in mind. It features two patio areas, with the remaining space laid to gravel, alongside a raised bed planted with a variety of shrubs and perennials. There is also the benefit of outside power and lighting.

GARAGE 19'0" x 8'10" (5.80 m x 2.70 m)

Tenure - The property is freehold

Council Tax - Band D **EPC** D (64/78)

Viewing - By Arrangement with Pocock & Shaw
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Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD - 7408



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.

