



St. Johns Road, Ely, CB6 3BW

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## St. Johns Road, Ely Cambridgeshire CB6 3BW

An older style three bedroom semi-detached property, in need of updating, situated on a corner plot in this sought after location.

- Entrance Porch
- Two Reception Rooms
- Kitchen
- Garden Room (9.67m x 2.07m)
- Three Bedrooms
- First Floor Bathroom
- Driveway Parking & Garage
- Gas Heating to Radiators
- Rear Garden
- No Upward Chain

**Guide Price: £245,000**



**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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 PORCH** with door through to:-

**SITTING ROOM** 11' 9" x 10' 11" (3.6m x 3.35m) with door to Kitchen and Living Room separately, double glazed window to front, staircase rising to first floor with cupboard under, radiator.

**LIVING ROOM** 14' 7" x 9' 6" (4.45m x 2.9m) maximum with double glazed window to front. Door to rear Garden Room.

**KITCHEN** 14' 7" x 9' 4" (4.45m x 2.85m) with a range of wall and base units, drawers, double drainer stainless steel sink unit with mixer tap, tiled splashbacks, radiator, floor mounted gas boiler serving central heating and hot water systems.

**GARDEN ROOM** 31' 8" x 6' 9" (9.67m x 2.07m) with PVCu windows to rear and side door to garden.

**WC**

**FIRST FLOOR LANDING** with double glazed window to rear, shelved cupboard.

**BEDROOM ONE** 14' 7" x 9' 2" (4.45m x 2.8m) Dual aspect room with double glazed windows to front and rear. Radiator.

**BEDROOM TWO** 7' 8" x 8' 7" (2.34m x 2.64m) with double glazed window to front. Radiator.

**BEDROOM THREE** 9' 7" x 7' 0" (2.94m x 2.15m) maximum with double glazed window to front. Radiator, built-in cupboards with mirrored recess.

**BATHROOM** with double glazed window to rear. Fitted with a coloured suite comprising panel enclosed bath, pedestal wash hand basin and WC. Radiator, tiled splashback.

**EXTERIOR** The property lies on the corner of St Johns Road and Norfolk Road adjacent to the property are double gates which lead to a driveway which in turn runs to the rear of the property providing hard standing for several vehicles.

The garden itself is part laid to lawn, beyond this is a vegetable bed and a variety of shrubs and perennials.

**AGENTS NOTE**

The area of lawn to the front of the property has been enjoyed by the present owner for many years but it is not officially in their ownership. There also appears to be a pedestrian right of way to the neighbouring cottage which has not been confirmed either way at the time of going to print.





**Tenure** The property is freehold  
(Septic Tank Drainage)

**Council Tax** B

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD/6099

EPC TO FOLLOW

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

