

Douglas Court, Ely, Cambridgeshire CB7 4SE

Pocock + Shaw

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A rare opportunity to purchase a detached two bedroom bungalow in excellent condition throughout situated in a quiet cul-de-sac within walking distance of the City centre. No upward chain.

- Entrance Hall
- Living Room & Kitchen
- Two Bedrooms
- Shower Room
- Enclosed Rear Garden
- Double Glazing & Gas Central Heating
- Two Allocated Parking Spaces
- Secure & Peaceful Location
- No Upward Chain

Guide Price: £295,000









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 HALL with opaque entrance door to front. Wall mounted fuse box, intruder alarm panel, radiator, wall mounted thermostat, built-in airing cupboard with slatted shelves and housing Megaflow water cylinder.

LIVING ROOM/DINING ROOM 19'10" x 10'4" (6.05 m x 3.15 m) with patio doors opening to rear. Radiator, feature fireplace with beautiful Italian marble.

FITTED KITCHEN 11'11" x 9'1" (3.63 m x 2.78 m) narrowing to 8' 8" (2.70m) with window to front. Fitted with an attractive range of wall and base units with black marble worktop space over, inset 1 1/2 bowl sink unit with mixer tap, four ring gas hob with built-in oven and stainless steel Hotpoint extractor canopy over. Wall mounted combination gas boiler (serviced annually) serving the central heating and hot water systems. Plumbing for washing machine, space for fridge freezer, radiator and wood flooring.

BEDROOM ONE 14'2" x 10'4" (4.31 m x 3.15 m) with window to rear. Built-in bespoke furniture includes double wardrobe with hanging space and overhead storage, drawers and shelving. Radiator.

BEDROOM TWO 9'2" x 9'2" (2.80 m x 2.80 m) with window to front. Radiator.

SHOWER ROOM with opaque window to front. Formerly a bathroom now fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and feature water tap over and double shower cubicle. Tiled splashbacks, shaver point, heated towel rail and ceramic tiled flooring.

EXTERIOR To the front the property has a private pathway with gated access to either end and raised beds to front. Outside Tap. Gated access leads in turn to the rear garden which is fully enclosed by wood panel fencing and is predominantly laid to lawn with plant & shrub borders. Two allocated parking spaces are located to the left of the bungalow

NB The communal areas of Douglas Court are managed, and the annual cost is approximately £375.

Tenure The property is Freehold

Council Tax Band C

EPC D (68/73)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7388



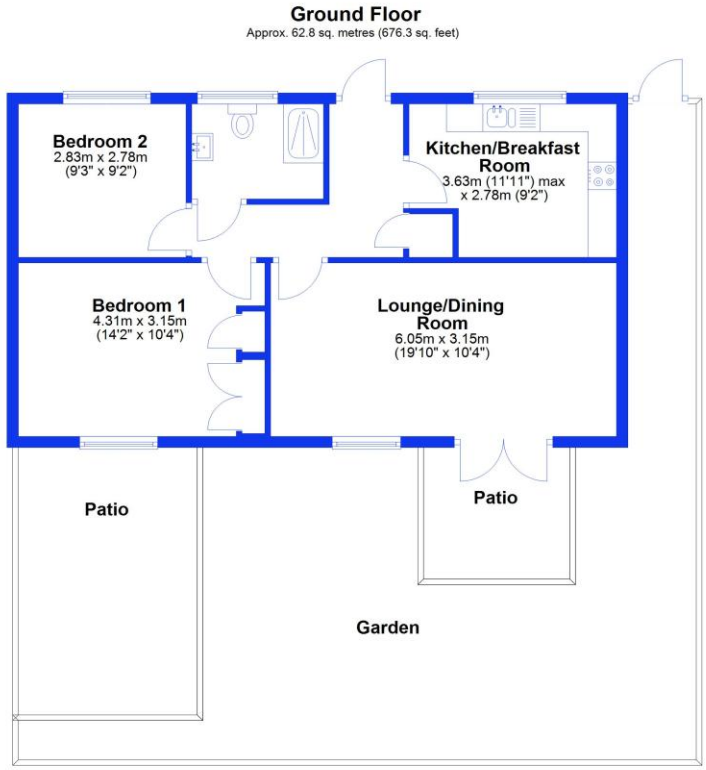












Total area: approx. 62.8 sq. metres (676.3 sq. feet)

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.

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