



Compton Fields, Ely, Cambridgeshire CB6 1ED

www.pocock.co.uk



Compton Fields, Ely, Cambridgeshire CB6 1ED

A well-presented and extended two double bedroom semi-detached home with a garage conversion ideal for an office/gym and situated in a small private cul-de-sac overlooking Compton Park.

- Entrance Porch
- Sitting Room
- Extended Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Driveway Parking
- Converted Garage into Office/Gym
- Enclosed Rear Garden
- Cul-De-Sac Location

Guide Price: £269,950



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 PORCH Entrance door and double glazed window to side aspect, radiator, laminate flooring which continues through to:-

SITTING ROOM With double glazed window to front aspect overlooking Compton Park, radiator, staircase rising to first floor and useful understairs storage cupboard. Laminate flooring.

EXTENDED KITCHEN/DINING ROOM Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and double circular sink unit with mixer tap over. Range style cooker with six ring burner and stainless steel extractor canopy and stainless steel splashback. Space for washing machine, space for American style fridge freezer (subject to measurements), built-in cupboard housing the combi gas boiler. Double glazed window to rear aspect and double glazed patio doors opening to rear. Two Velux windows, spotlights and tiled flooring.

FIRST FLOOR LANDING With radiator and access to loft.

BEDROOM ONE With double glazed window to front aspect, radiator.

BEDROOM TWO With double glazed window to rear aspect, radiator and built-in storage recess.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Opaque double glazed window to side aspect.

EXTERIOR The property is set back overlooking Compton Park with an enclosed front garden and driveway to the side allowing off road parking for several vehicles.

The fully enclosed rear garden has a patio area and lawned area with pathway leading to the garage. The garage has been converted to create an outside office/gym with power and lighting. Further storage area behind the garage for shed.

Tenure The property is Freehold

Council Tax Band B

EPC tbc

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW-7548





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.