



**Merivale Way, Ely, Cambridgeshire CB7 4NF**

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## Merivale Way, Ely, Cambridgeshire, CB7 4NF

An immaculately presented three bedroom, three storey townhouse forming part of a popular residential development.

- Three Storey Townhouse
- Entrance Hall & Cloakroom
- Living/Dining Room
- Two Bedrooms & Bathroom On First Floor
- Principal Bedroom & En-Suite Shower Room to Second Floor
- Garage
- Rear Enclosed Garden

**Guide Price: £340,000**



**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**

**KITCHEN** 12'9" x 9'5" (3.89 m x 2.88 m)

**LIVING ROOM/DINING ROOM** 16'7" x 13'4" (5.05 m x 4.06 m)

#### **CLOAKROOM**

#### **FIRST FLOOR LANDING**

**BEDROOM TWO** 13'4" x 11'7" (4.06 m x 3.54 m)

#### **BATHROOM**

**BEDROOM THREE** 13'3" x 11'0" (4.04 m x 3.35 m)

#### **SECOND FLOOR LANDING**

**PRINCIPAL BEDROOM** 15'3" x 13'4" (4.64 m x 4.06 m)

**STORE/WALK IN WARDROBE** 10'3" x 6'7" (3.12 m x 2.00 m)

#### **EN-SUITE**

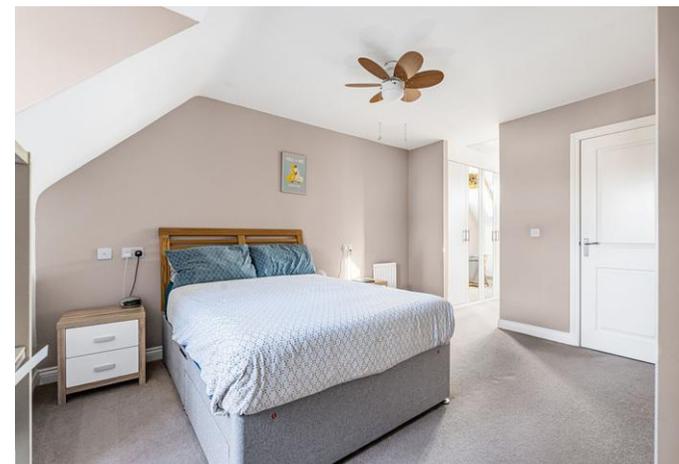
**GARAGE** 17'11" x 8'1" (5.47 m x 2.47 m)

**Tenure** The property is Freehold  
**Service Charges** apply of £220 pa  
**Garage** is Leasehold with a Ground Rent of £33.61 per annum

**Council Tax** Band C    **EPC** To Follow

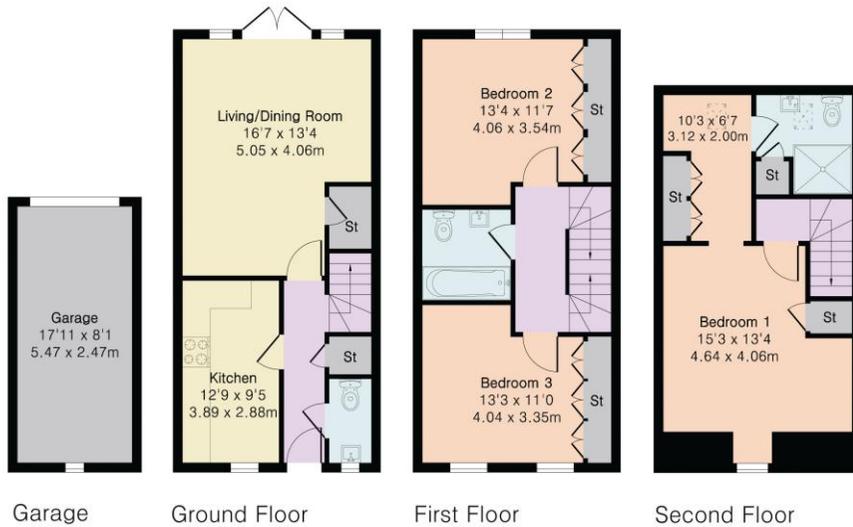
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**Ref** CWH-7367



**Approximate Gross Internal Area 1133 sq ft - 106 sq m  
(Excluding Garage)**

Ground Floor Area 395 sq ft – 37 sq m  
 First Floor Area 395 sq ft – 37 sq m  
 Second Floor Area 343 sq ft – 32 sq m  
 Garage Area 145 sq ft – 14 sq m



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.