



Stour Green, Ely, Cambridgeshire CB6 2XJ

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A well-presented two bedroom mid-terrace modern home, with en-suite and garage, and situated in a much sought after established development.

- Entrance Porch
- Downstairs Cloakroom
- Sitting Room
- Kitchen/Diner
- Two Bedrooms
- En-Suite Shower Room & Bathroom
- Enclosed Rear Garden
- Garage & Driveway

Guide Price: £264,950



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 With radiator and wall mounted thermostat. Door to:-

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Vinyl flooring, extractor fan.

SITTING ROOM 14'7" x 10'0" (4.44 m x 3.06 m) With double glazed window to front aspect, radiator, coal effect gas fire with surround. Door to:-

KITCHEN/DINER 13'7" x 9'0" (4.14 m x 2.75 m) With double glazed window to rear aspect. Fitted with a range of wall and base units with work surfaces over and tiled splashbacks. Inset 1 & 1/2 bowl stainless steel sink unit with mixer tap. Four ring gas hob and built-in electric oven with extractor hood over. Plumbing for washing machine, built-in fridge freezer, ceramic tiled flooring.

Dining area with double glazed sliding patio doors opening to rear and staircase rising to first floor. Radiator.

FIRST FLOOR LANDING With built-in airing cupboard.

BEDROOM ONE 10'9" x 8'4" (3.27 m x 2.54 m) With double glazed window to front aspect, built-in double wardrobe with overhead storage and hanging space. Radiator and door leading to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Shaver point, opaque double glazed window to front aspect, vinyl flooring and radiator.

BEDROOM TWO 11'0" x 7'1" (3.35 m x 2.16 m) With double glazed window to rear aspect, built-in double wardrobe with overhead storage and hanging space. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower above. Tiled splashbacks, shaver point, vinyl flooring, opaque double glazed window to rear aspect.

EXTERIOR To the front is a small gravelled front garden with steps leading to the front door. To the side is a single garage, located on the right hand side of two, with up and over door.

The rear garden is fully enclosed by wood panel fencing with gated access to rear and has been hard landscaped with gravel beds and patio area.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7431



Ground Floor
Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 60.6 sq. metres (652.0 sq. feet)

First Floor
Approx. 30.4 sq. metres (326.9 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. (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.