



**Kent Close, Ely, Cambridgeshire CB6 3AG**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Kent Close, Ely, Cambridgeshire CB6 3AG

A rarely available two bedroom semi-detached bungalow which lies in a small cul-de-sac location a little over a mile from the City centre.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory/Lean To
- Two Bedrooms
- Bathroom
- Enclosed Rear Courtyard
- No Upward Chain

**Guide Price: £215,000**



**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** with double glazed window to side. Airing cupboard with linen shelves and radiator. Doors to bedroom one, bathroom and sitting room. Radiator.

**SITTING ROOM** 12'8" x 9'8" (3.87 m x 2.94 m) with double glazed window to front. Radiator. Door through to:-

**KITCHEN/DINING ROOM** 16'0" x 10'6" (4.87 m x 3.20 m) Door with glazed insets and double glazed window to rear. Range of matching wall and base units with inset stainless steel sink unit, drawers and roll edge work surfaces with tiled splash backs. Cooking appliances, which have not been tested, include a four ring gas hob and double electric oven/grill. Radiator. Door to second bedroom.

**CONSERVATORY/LEAN TO** 7'3" x 5'1" (2.21 m x 1.55 m) with sliding door to garden.

**BEDROOM ONE** 11'9" x 8'8" (3.58 m x 2.63 m) with double glazed window to rear. Radiator.

**BEDROOM TWO** 10'10" x 9'3" (3.30 m x 2.82 m) with double glazed window to front. Radiator.

**BATHROOM** Suite in white comprising panel enclosed bath with twin grips and shower over, pedestal wash hand basin and WC. Radiator.

**EXTERIOR** Kent close is a small cul-de-sac which lies just off Dunstan Street a little over a mile from the City centre. It consists of houses and bungalows, and this particular property is a two bedroom semi-detached bungalow which is set back from the road behind a front garden which consists of the beds either side of a central pathway. There is pathway access to the rear where a mainly paved garden can be found.

**Tenure** The property is Freehold

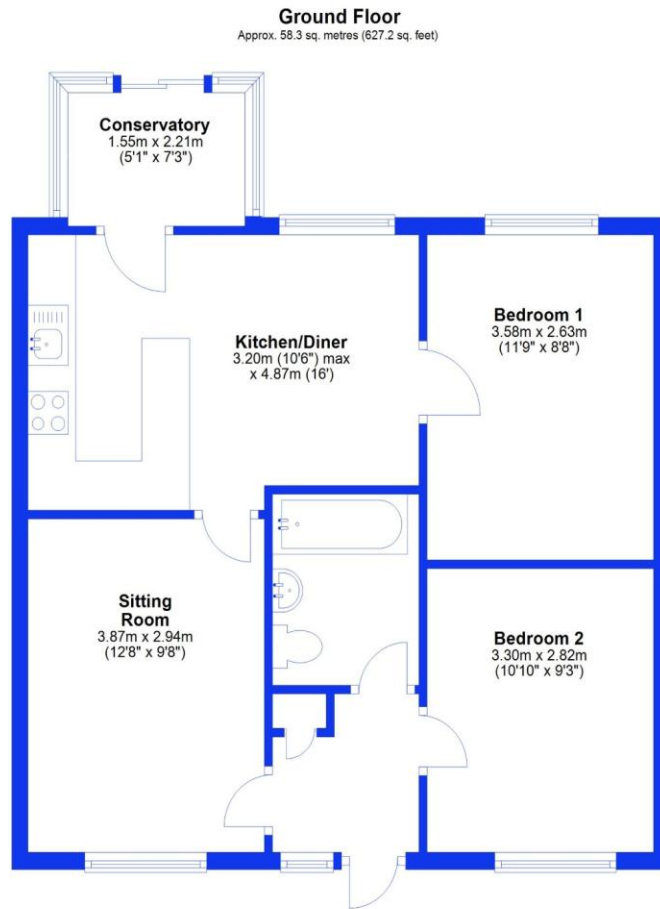
**Council Tax** Band B

**EPC** C (71/80)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD-7320





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.