Newnham Street, Ely, Cambridgeshire CB7 4PQ

Pocock + Shaw

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A beautifully presented and recently modernised two double bedroom home situated in the heart of Ely with spectacular views of the Cathedral from the bedrooms.

- City Centre House
- Living/Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Courtyard Garden
- No Upward Chain

Offers Over: £289,950

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.

LIVING ROOM/DINING ROOM 19'1" x 14'7" (5.82m x 4.45m) Maximum measurements. With entrance door to front aspect, double glazed sash style window to front and double glazed window to rear aspect. Radiator, built-in corner cupboard, feature brick fire surround, exposed beams, useful understair storage cupboard, stone flooring and door leading to:-

KITCHEN 15'0" x 6'2" (4.58 m x 1.88 m) Fitted with a modern range of wall and base units with work surfaces over and inset ceramic sink with mixer tap. Built-in appliances include dishwasher, oven, four ring electric hob with extractor canopy over, washing machine and fridge freezer. Double glazed window and patio door opening to rear. Sliding door opening to:-

DOWNSTAIRS CLOAKROOM Fitted with a low level WC, wash hand basin and tiled splashbacks. Opaque double glazed window to rear aspect.

FIRST FLOOR LANDING

BEDROOM ONE 14'3" x 10'9" (4.33 m x 3.28 m) With double glazed sash style windows to front aspect and views over to Ely Cathedral. Two radiators, feature fire surround.

FAMILY BATHROOM Fitted with a four piece suite comprising low level WC, wash hand basin, bath with side mixer taps and double shower cubicle. Mermaid style splashbacks, heated towel rail and vinyl flooring.

SECOND FLOOR LANDING With double glazed window to rear aspect.

BEDROOM TWO 14'7" x 12'3" (4.45 m x 3.72 m) With double glazed dormer window to front aspect with spectacular views to Ely Cathedral. Radiator.

EXTERIOR To the rear there is an enclosed courtyard garden with gated access leading to the front.

Tenure The property is Freehold

Council Tax Band B

EPC TBC

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7493

Total area: approx. 79.2 sq. metres (852.4 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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