



**Old Brewery Close, Ely, Cambridgeshire CB7 4QE**

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## Old Brewery Close, Ely, Cambridgeshire CB7 4QE

An immaculately presented two bedroom property situated within a highly sought after central City location.

- Two Bedroom Terraced House
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Recently Updated Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Central Location

**Guide Price: £315,000**



**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.

**SITTING/DINING ROOM** 15'7" x 11'11" (4.74m x 3.62m) with door to front and double glazed window to front aspect. Radiator and staircase rising to first floor with understairs storage cupboard. Door to:-

**KITCHEN** 11'11" x 9'1" (3.62 m x 2.78 m) Fitted with a range of matching base and wall mounted units with drawers and solid wood work surfaces over. Inset single drainer sink unit, space for freestanding fridge freezer. Double glazed window and patio door to rear garden.

## FIRST FLOOR LANDING

**BEDROOM ONE** 11'11" x 9'1" (3.62 m x 2.78 m) with double glazed window to rear aspect. Radiator.

**BEDROOM TWO** 11'11" x 7'3" (3.62 m x 2.20 m) with double glazed window to front aspect. Radiator.

**BATHROOM** Recently updated suite comprising bath with drencher size showerhead, low-level WC, wash hand basin and heated towel. Airing cupboard.

**EXTERIOR** The property benefits from a fully enclosed rear garden, gated access leads to parking and single garage.

**Tenure** The property is freehold  
Communal Service Charges apply of £220 p.a.

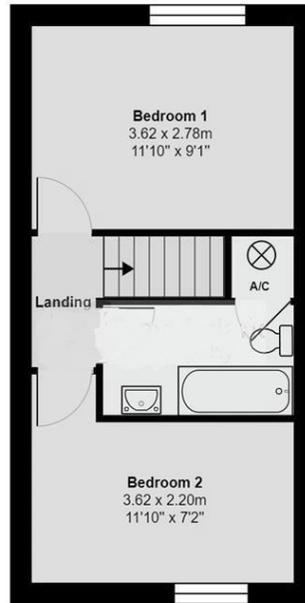
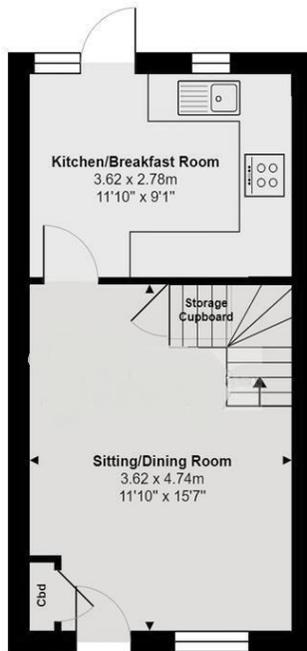
**Council Tax** Band B

**EPC** C (69/88)

**Viewing** By Arrangement with Pocock & Shaw  
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[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7420





About 55.1 m<sup>2</sup> ... 593 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

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.