



Pilgrims Way, Ely, Cambridgeshire CB6 3DL

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An immaculately presented three bedroom detached property, situated within a pleasant cul-de-sac location with easy access to main roads and city amenities.

- Three Bedroom Detached Property
- Cul-de-sac Location
- Entrance Hall
- Downstairs Cloakroom
- Kitchen/Dining Room
- Living Room
- Family Bathroom
- Garage And Parking
- South Facing Enclosed Garden

Guide Price: £360,000



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 door and window to front aspect.

CLOAKROOM With low-level WC and wash hand basin.

LIVING ROOM 14'9"x14'2" (4.51m x 4.33m) With double glazed window to front aspect and stairs to the first floor. Radiator.

KITCHEN 14'9" x 9'6" (4.51m x 2.91m) Featuring 1/4 ceramic sink and drainer, fitted with a range of matching wall and base units and drawers. Fitted electric oven, hob and extractor hood above. Integral fridge freezer and dishwasher. Tile splashback, patio doors and double glazed window to rear garden.

BEDROOM ONE 12'6" max x 8'1" (3.80 x 2.48m) With double glazed window to front aspect. Radiator.

BEDROOM TWO 9'6" x 8'2" (2.90 x 2.50m) With double glazed window to rear aspect. Radiator.

BEDROOM THREE 7'10" x 6'5" (2.38 x 1.96m) With double glazed window to front aspect. Radiator.

BATHROOM Comprising panel bath, low-level WC and wash hand basin. Radiator and double glazed window to rear aspect.

EXTERIOR This property benefits from a driveway and garage, providing ample off road vehicle parking. Gated access leads to a south facing rear garden with lawn, timber summer house and shed.

Tenure The property is Freehold

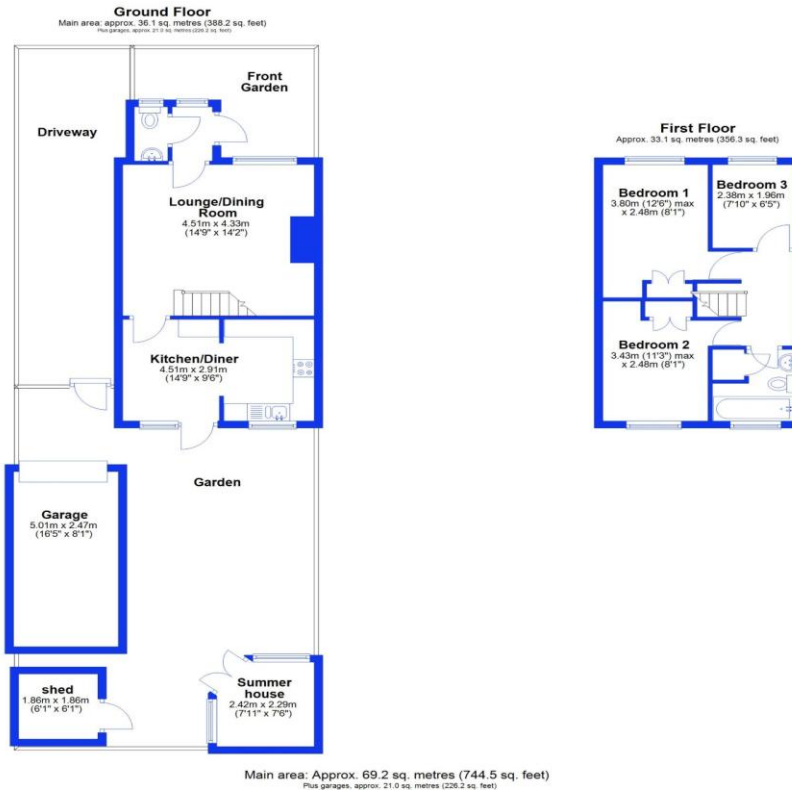
Council Tax Band C

EPC C (70/79)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7419





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.