



Chapel Street, Ely, Cambridgeshire CB6 1AD

www.pocock.co.uk



Chapel Street, Ely, Cambridgeshire CB6 1AD

A three bedroom end of terrace house located in a characterful residential street in the heart of the City centre with views towards the Cathedral to the rear, off street parking and garage. No upward chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Rear South Facing Garden with Views towards Ely Cathedral
- Garage En-Bloc
- Central City Location
- No Upward Chain

Guide Price: £365,000



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 Entrance door with glazed insets, radiator, staircase rising to first floor, window to side, radiator and door to: -

CLOAKROOM With window to side and suite in white comprising low-level WC and wash handbasin with tiled splashbacks. Radiator and extractor fan.

SITTING ROOM 11'1" x 10'11" (3.38 m x 3.34 m) With double glazed bay window to front. Radiator, access to useful under stairs cupboard.

KITCHEN/DINING ROOM 11'3" x 10'9" (3.42 m x 3.28 m) With window to rear and sliding patio door to rear garden. Fitted with a matching range of wall and base units with drawers, work surfaces over and tiled splashbacks. One and a third bowl single drainer sink unit. Built electric oven with four ring gas hob over, plumbing and space for washing machine, wall mounted gas boiler serving central heating and hot water systems. Radiator.

FIRST FLOOR LANDING Sun pipe and hatch to roof space. Radiator.

BEDROOM ONE 10'10" x 9'2" (3.29 m x 2.80 m) With window to rear overlooking the garden with views beyond towards Ely Cathedral. Radiator, built in cupboard and separate airing cupboard.

BEDROOM TWO 11'4" x 6'9" (3.45 m x 2.07 m) With windows to front. Radiator.

BEDROOM THREE 8'0" x 7'4" (2.45 m x 2.23 m) With window to front. Radiator.

FAMILY BATHROOM With window to rear. Fully tiled suite in white comprising vanity unit with inset wash hand basin, close coupled WC and panel enclosed bath with twin grips and shower unit over. Radiator strip light/shaver point, extractor fan.

EXTERIOR The property is set back from the street behind a front garden which is gravelled either side of a pathway and retained by a short wall to the front. The south facing rear garden is a particular feature of the property. Enjoying views towards the cathedral the rear garden consists of a patio from the house beyond which is a circular gravelled area. A pathway leads to a rear gate which in turn leads to the parking/garage area.

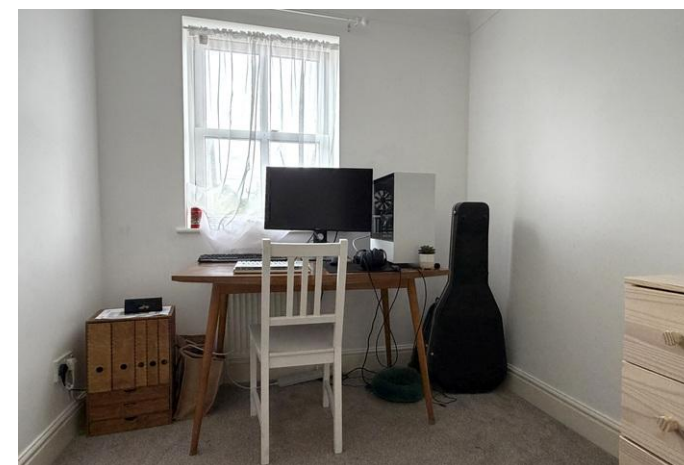
GARAGE En-Bloc - last garage on the left. Parking space in front of garage.

Tenure The property is freehold

Council Tax Band C **EPC** D (68/25)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-5492s





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.