



Tennyson Place, Ely, Cambridgeshire CB6 3WE

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A four bedroom, two bathroom, link-detached property with car port, driveway, garage and enclosed rear garden situated within a popular residential development.

- Entrance Hall & Cloakroom
- Lounge
- Open Plan Kitchen/Dining Room
- Four Bedrooms (One with En-suite)
- Family Bathroom
- Enclosed Rear Garden
- Car Port, Driveway & Garage
- Popular Residential Development

Guide Price: £435,000



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 entrance door to front aspect, staircase rising to first floor with useful understairs storage cupboard and radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Double glazed window to side aspect and radiator.

LOUNGE 14'8" x 11'0" (4.48 m x 3.35 m) with double glazed window to side aspect, two radiators and double doors opening through to:-

OPEN PLAN KITCHEN/DINING ROOM 17'10" x 10'7" (5.43 m x 3.22 m) with double glazed window and French doors opening to rear garden. Fitted with a matching range of wall and base units with drawers tiled splashbacks and inset 1 & 1/4 sink unit with drainer. Fitted double oven and four ring hob with stainless steel extractor hood above. Plumbing for washing machine and dishwasher, space for fridge/freezer and cupboard housing the gas fired boiler serving the central heating and hot water systems.

FIRST FLOOR LANDING with access to loft and airing cupboard.

BEDROOM ONE 21'7" x 17'0" (6.57 m x 5.19 m) Dual aspect room with double glazed windows to side and rear aspects. Two built-in wardrobes and two radiators. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Velux window to rear and radiator.

BEDROOM TWO 11'3" x 9'3" (3.44 m x 2.81 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 11'1" x 10'0" (3.39 m x 3.05 m) with double glazed window to side aspect, built-in double and single wardrobes, radiator.

BEDROOM FOUR 8'6" x 8'6" (2.60 m x 2.58 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower attachment over, low level WC and pedestal wash hand basin. Double glazed window to front aspect and radiator.

EXTERIOR To the rear of the property is spacious driveway and car port which in turn leads to the garage with a metal up and over door and personnel door leading to the rear garden. The rear garden is predominantly laid to lawn with borders filled with mature plants and shrubs and a raised patio area to rear.

GARAGE 24'3" x 17'9" (7.39 m x 5.42 m)

Tenure The property is Freehold

Council Tax Band D **EPC** To Follow

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

Ref CWH -7401





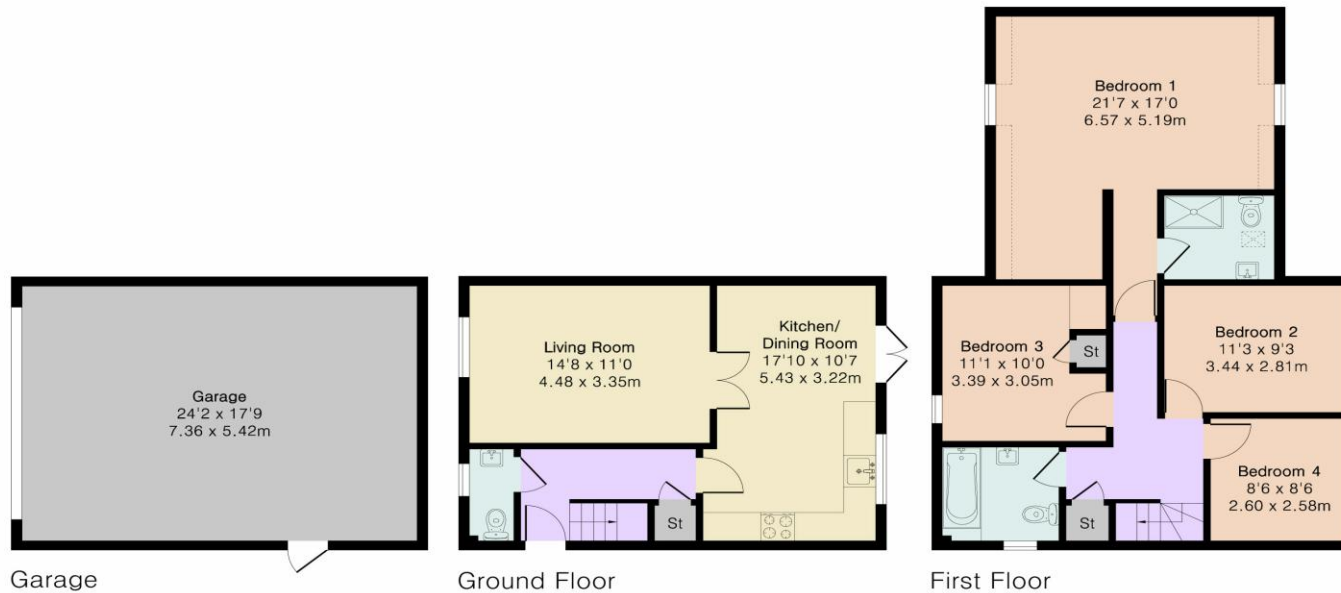
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.

**Approximate Gross Internal Area 1205 sq ft - 112 sq m
(Excluding Garage)**

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 763 sq ft – 71 sq m

Garage Area 429 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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