



**Douglas Court, Ely, Cambridgeshire CB7 4SE**

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## Douglas Court, Ely, Cambridgeshire CB7 4SE

A well-appointed modern three-storey town house situated within a highly regarded central City location offering versatile accommodation including five bedrooms, two bathrooms, one en-suite, open plan kitchen/dining room, living room and double garage.

- Five Bedroom Three Storey Town House
- First Floor Living Room
- Kitchen/Diner
- Utility Room
- Three Second Floor Bedrooms (Principal with En-Suite)
- Two Ground Floor Bedrooms & Shower Room
- Family Bathroom
- Enclosed South-west facing Rear Garden
- Double Garage (Leasehold) & Parking

**Guide Price: £535,000**



**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 to front aspect. Radiator, built-in storage cupboard, staircase rising to first floor with under stair storage cupboard.

**BEDROOM FOUR** 10'3" x 9'7" (3.13 m x 2.92 m) with double glazed window to front aspect. Radiator.

**BEDROOM THREE** 14'0" x 9'7" (4.27 m x 2.92 m) with double glazed window to rear aspect. Radiator.

**SHOWER ROOM** Suite comprising double sized walk-in shower cubicle, low-level WC, pedestal wash hand basin, tiled flooring and heated towel rail.

**UTILITY ROOM** 10'1" x 6'11" (3.07 m x 2.12 m) with single sink unit and drainer, wall mounted gas fired boiler, plumbing for utilities, door leading to garden, tiled flooring and radiator.

**FIRST FLOOR LANDING** with radiator and staircase rising to second floor.

**KITCHEN/DINING ROOM** 16'10" x 13'7" (5.12 m x 4.14 m) Fitted with a range of matching units, including wall mounted units, base units and drawers. Inset 1 & 1/4 sink and drainer, fitted fridge freezer, double electric oven, four ring hob with extractor fan above. Two double glazed windows to rear aspect, two radiators, tiled flooring and double doors opening to living room.

**LIVING ROOM** 17'0" x 16'11" (5.19 m x 5.15 m) with two double glazed windows to front aspect overlooking the green, two radiators, feature fireplace.

**SECOND FLOOR LANDING** with airing cupboard housing the hot water tank and shelving and additional built-in storage cupboard.

**BEDROOM ONE & EN-SUITE** 16'11" x 10'3" (5.16 m x 3.13 m) with double glazed window to front aspect, radiator and fitted built-in wardrobe. Door to:-  
**En-Suite** with tiled shower cubicle, low-level WC, pedestal wash hand basin and heated towel rail.

**BEDROOM TWO** 13'9" x 9'7" (4.19 m x 2.93 m) with Velux to rear aspect, radiator and fitted built in wardrobe.

**BEDROOM FIVE/STUDY** 10'4" x 7'0" (3.14 m x 2.13 m) with Velux window to rear aspect and radiator.

**FAMILY BATHROOM** Suite comprising panel bath with shower attachment, low-level WC, pedestal wash hand basin and heated towel rail.

**EXTERIOR** The property benefits from a landscaped south-west facing garden with paved patio, sleeper boards, raised beds and gated access leading to the double garage.

**DOUBLE GARAGE (Leasehold)** 18'3" x 16'5" (5.55m x 5.00m)



**Tenure** - The property is Freehold – Garage is Leasehold

Garage is Leasehold with 106 years and a Ground Rent of £50 p.a. paid up to Jan 2027

Management fees for Garage and House Total £646.85 p.a.

**Council Tax** - Band D      **EPC** To Follow

**Viewing** - By Arrangement with Pocock & Shaw

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**Ref**

CWH-7416

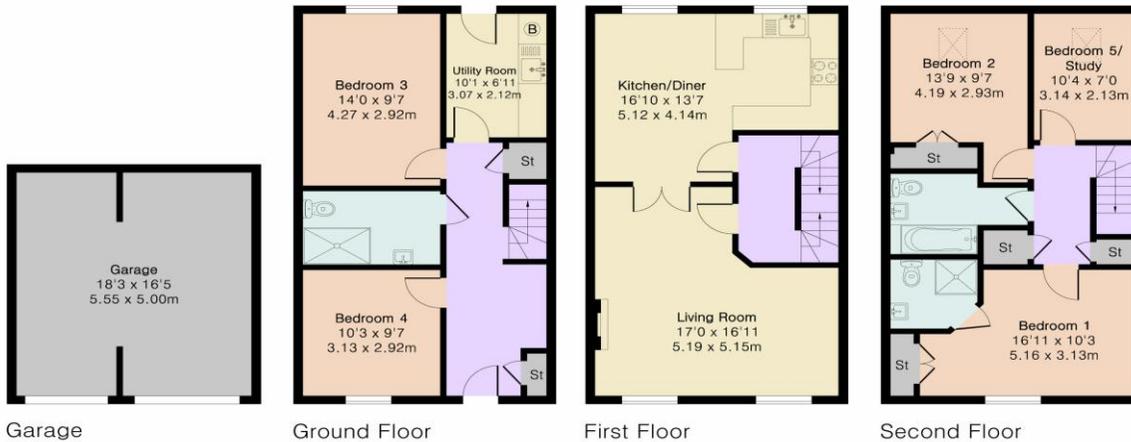


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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 1587 sq ft - 147 sq m  
(Excluding Garage)**

Ground Floor Area 529 sq ft – 49 sq m  
 First Floor Area 529 sq ft – 49 sq m  
 Second Floor Area 529 sq ft – 49 sq m  
 Garage Area 299 sq ft – 28 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.

**Pocock + Shaw**

