



**Morton Close, Ely, Cambridgeshire CB7 4FE**

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## Morton Close, Ely, Cambridgeshire CB7 4FE

A two bedroom mid-terrace house situated to the north of the City. The property benefits from gas central heating, enclosed rear garden, garage and parking. No upward chain.

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Enclosed Rear Garden
- Garage & Parking
- No Upward Chain

**Guide Price: £235,000**



**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 laminate flooring.

**LIVING ROOM** 15'5" x 11'10" (4.70 m x 3.60 m) With patio doors opening to rear garden. Staircase rising to first floor. Radiator.

**KITCHEN** 8'6" x 7'11" (2.60 m x 2.41 m) With window to front aspect. Range of base units with drawers and work surfaces over. Matching range of wall mounted cupboards. Electric oven, gas hob with extractor over. Plumbing for washing machine and space for fridge/freezer.

## FIRST FLOOR LANDING

**BEDROOM ONE** 11'11" x 9'10" (3.64 m x 3.00 m) With built-in wardrobes to one wall. Window to rear aspect and radiator.

**BEDROOM TWO** 12'1" x 5'8" (3.68 m x 1.73 m) With window to front aspect and radiator.

**BATHROOM** Three piece suite comprising panel bath with shower over, wash hand basin and low level WC. Radiator, window to front aspect and part tiled walls.

**EXTERIOR** Enclosed rear garden with a paved patio. Garage and parking to front.

**AGENTS NOTE** All photographs were taken in 2024.

**Tenure** The property is Freehold

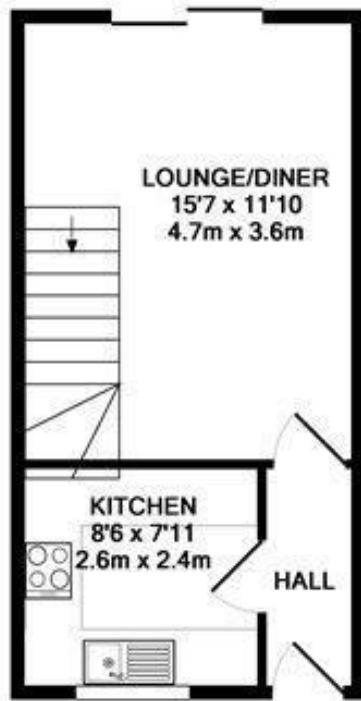
**Council Tax** Band B

**EPC** C (74/89)

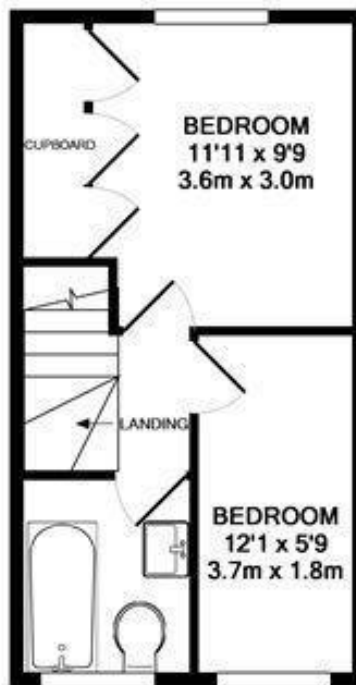
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**Ref** MJW-6884s





GROUND FLOOR



1ST FLOOR

MORTON CLOSE, ELY, CAMBS. CB7 4FE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.