



Orford Close, Ely, Cambridgeshire CB7 4LX

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A beautifully presented three double bedroom family home situated in a small close in the much sought after Cathedral View development.

- Mid Terrace Town House
- Entrance Hall
- Utility Room & Cloakroom
- First Floor Living Room
- First Floor Kitchen / Dining Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Integral Garage & Driveway
- Enclosed Rear 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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL With entrance door to front, built-in double door cloaks cupboard with hanging rail, built-in single cupboard housing fuse box, radiator, further built-in cupboard housing the water cylinder and pressure cylinder, staircase rising to first floor.

BEDROOM THREE 8'11" x 8'7" (2.72 m x 2.62 m) With double glazed window to rear, radiator.

UTILITY ROOM 8'10" x 5'5" (2.68 m x 1.66 m) With personal door leading to rear garden. Fitted with a range of high gloss wall and base units with worktop space over, inset single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, cupboard housing gas boiler installed September 2025, ceramic tiled flooring, radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin and tiled splashbacks. Radiator, extractor fan and ceramic tiled flooring.

FIRST FLOOR LANDING With staircase rising to second floor.

LIVING ROOM 18'10" x 14'9" (5.75 m x 4.50 m) With two double glazed windows to front, two radiators, built-in three door storage cupboard with shelving.

KITCHEN / BREAKFAST ROOM 14'8" x 10'10" (4.46 m x 3.31 m) With two double glazed windows to rear. Fitted with an attractive range of high gloss wall and base units with metro style tiled splashbacks, inset 1 & 1/2 bowl stainless steel sink unit, four ring Bosch gas hob with built-in double oven below, stainless steel splashback and stainless steel extractor canopy over. Built-in appliances include fridge freezer and dishwasher. Radiator and ceramic tiled flooring.

SECOND FLOOR LANDING

BEDROOM ONE 14'9" x 14'0" (4.49 m x 4.26 m) with two double glazed windows to front. Radiator, access to boarded loft, built-in double sliding door wardrobe with overhead storage and hanging space.

EN-SUITE SHOWER ROOM Recently fitted with a three piece suite comprising low level WC, wash hand basin and walk-in triple shower with feature tiled wall and rainfall shower & hose attachment. Extractor fan, mirrored cabinet with sensor lighting, heated towel rail and ceramic tiled flooring.

BEDROOM TWO 14'8" x 11'7" (4.48 m x 3.53 m) with two double glazed windows to rear. Radiator.

FAMILY BATHROOM Fitted with an attractive three piece suite comprising low level WC, vanity unit with inset wash hand basin and bath with side mixer taps and feature tiled wall, separate shower attachment over. Feature mirror with sensor lighting, heated towel rail and ceramic tiled flooring.

EXTERIOR To the front of the property there is a pathway leading to the front door with low maintenance beds to either side. Driveway parking which in turn leads to the integral garage. The rear garden is fully enclosed by wood panel fencing and predominantly laid to lawn with feature raised decking area, raised wood sleeper plant and shrub beds and barked area. Gated access leading to the rear.

INTEGRAL GARAGE 17'7" x 8'0" (5.37 m x 2.44 m) with up and over door, power and lighting.

Tenure	The property is Freehold		
Council Tax	Band C	EPC	TBC
Viewing	By Arrangement with Pocock & Shaw		
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	www.pocock.co.uk		
Ref	CWH-7450		





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.