



**Columbine Road, Ely, Cambridgeshire CB6 3WL**

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## Columbine Road, Ely, Cambridgeshire CB6 3WL

An attractive two-bedroom semi-detached home with allocated parking, ideally located on a popular residential development just over a mile from the city centre. Available with no upward chain and offering exciting potential to extend (stp).

- Entrance Hall
- Lounge
- Kitchen/Breakfast Room
- Rear Lobby & Cloakroom
- Two Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- Landscaped Front & Rear Garden
- Allocated Parking
- No Upward Chain

**Guide Price: £275,000-£285,000**



**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 takeaways. 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 engineered oak flooring, radiator and staircase rising to first floor.

**LOUNGE** 13'5" x 10'5" (4.08 m x 3.17 m) Double glazed window to front aspect. Oak flooring, radiator, useful understair recess with shelving. Door to:-

**KITCHEN/BREAKFAST ROOM** 9'7" x 9'7" (2.93 m x 2.93 m) Double glazed window overlooking rear garden. Comprehensively fitted with a matching range of wall and base units with drawers and rill edge work surfaces over, Inset single drainer stainless steel sink unit and tiled splashbacks. Built in electric oven/grill, four ring hob with extractor hood above. Ceramic tiled floor, radiator, plumbing for washing machine. Door to:-

**REAR LOBBY** Ceramic tiled floor, door to rear garden.

**CLOAKROOM** Double glazed window to side aspect. Suite comprising pedestal wash hand basin with tiled splashbacks and close coupled WC. Radiator.

**FIRST FLOOR LANDING** With double glazed window to side. Hatch to roof space with loft ladder and boarding (not inspected). Airing cupboard with insulated water cylinder.

**BEDROOM ONE** 13'9" x 9'10" (4.18 m x 3.00 m) Two double glazed windows to front aspect. Radiator and double built in wardrobe.

**BEDROOM TWO** 10'3" x 7'5" (3.13 m x 2.26 m) Double glazed window to rear aspect. Radiator.

**BATHROOM** With double glazed window to rear. Fitted with a three piece suite comprising panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin and close coupled WC. Radiator.

**EXTERIOR** The property is set back from the road behind a mainly gravelled frontage. partly enclosed by wrought iron railings.

Enclosed rear garden with paved patio. Rear gated access leads to parking area where there is space for two vehicles (subject to measurements)

**AGENTS NOTE** Please note that the images were taken in 2024.

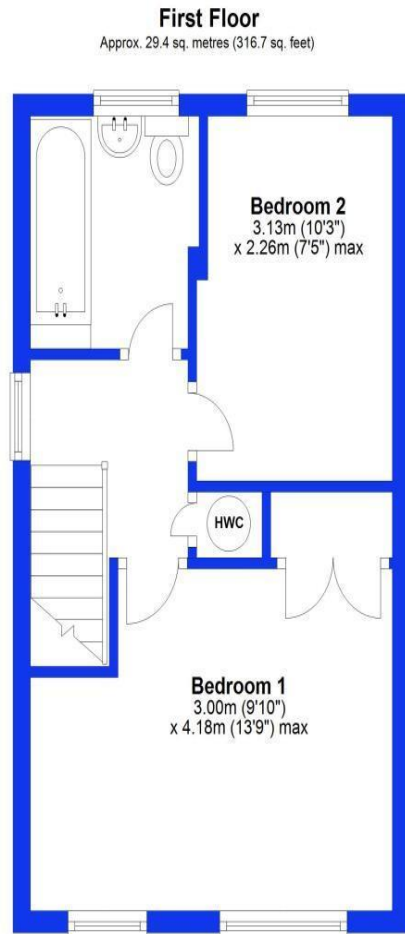
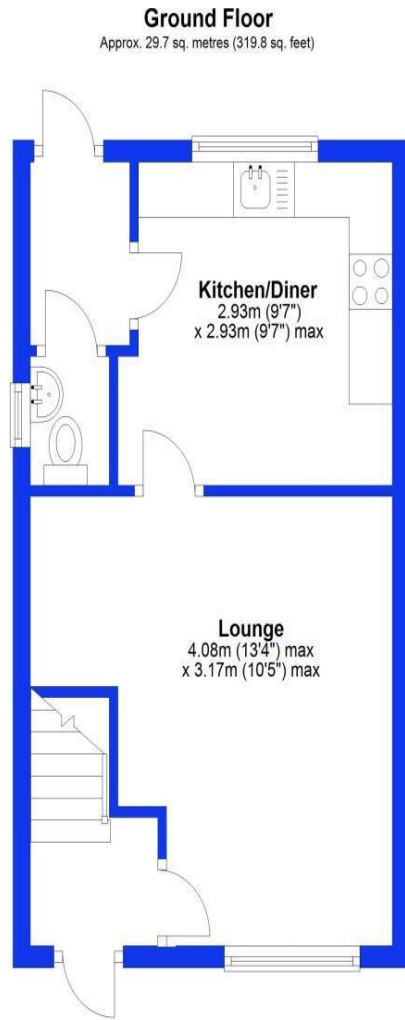
**Tenure** The property is Freehold

**Council Tax** Band B **EPC** C (70/87)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD-6918s





Total area: approx. 59.1 sq. metres (636.5 sq. feet)



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.