Pasture Grove, Ely, Cambridgeshire CB6 3EY

Pocock + Shaw

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A spacious, well appointed, one bedroom ground floor maisonette with the benefit of its own private garden, parking and no upward chain, which lies in a desirable end of cul-de-sac position a little over a mile from the City centre.

- Entrance Hall
- Dual Aspect Living with Patio Doors to Garden
- Fitted Kitchen
- Double Bedroom
- Modern Bathroom Suite
- Gas Central Heating
- South Facing Courtyard Garden
- Allocated Parking Space
- No Upward Chain

Guide Price: £185,000

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, laminate wood flooring, radiator, useful shelved storage cupboard. Doors to Bedroom, Bathroom and Dual Aspect Living Room.

DUAL ASPECT LIVING ROOM/DINING ROOM 16'5" x 9'6" (5.00 m x 2.90 m) with two double glazed windows to side and double glazed window and door to the garden. Laminate wood flooring (throughout), two radiators. Archway through to:-

KITCHEN 9'1" x 7'1" (2.77 m x 2.16 m) with double glazed window to rear. Fitted with a range of matching wall and base units including drawers having roll edge work surfaces over and tiled splash backs. Inset single drainer stainless steel sink unit with mixer tap over. Built-in cooking appliances in a stainless steel finish include an Electrolux oven/grill, four ring gas hob and stainless steel extractor hood over. Space and plumbing for washing machine, space for dishwasher, matching cupboard housing gas fired combination boiler serving the central heating and hot water systems (serviced annually), recess for free standing fridge/freezer (subject to measurements).

DOUBLE BEDROOM 12'5" x 10'1" (3.78 m x 3.07 m) with double glazed window to front. Useful storage cupboard, radiator.

BATHROOM Refitted three piece suite in white comprising panel enclosed bath with a two stage shower having a 6" square overhead drencher and separate hand shower attachment, vanity unit with inset wash hand basin and WC. Metro styled splashbacks, towel rail/radiator in an anthracite finish, heated mirror and humidity controlled extractor fan.

EXTERIOR To the front of the property there is an allocated parking. A pathway leads to the front door and gated access leads into a rear south facing enclosed courtyard garden which is paved with slate borders, adjacent to which is a timber shed with power.

Tenure The property is Leasehold – Our clients have advised us that they have started the process of extending the lease and can confirm the lease will be extended to 125 years on completion of a purchase on the property. For more information please do not hesitate to contact us.

Communal Maintenance & Service Charges apply of approximately £48 per month.

Council Tax Band A

EPC C (79/79)

Viewing By Arrangement with Pocock & Shaw
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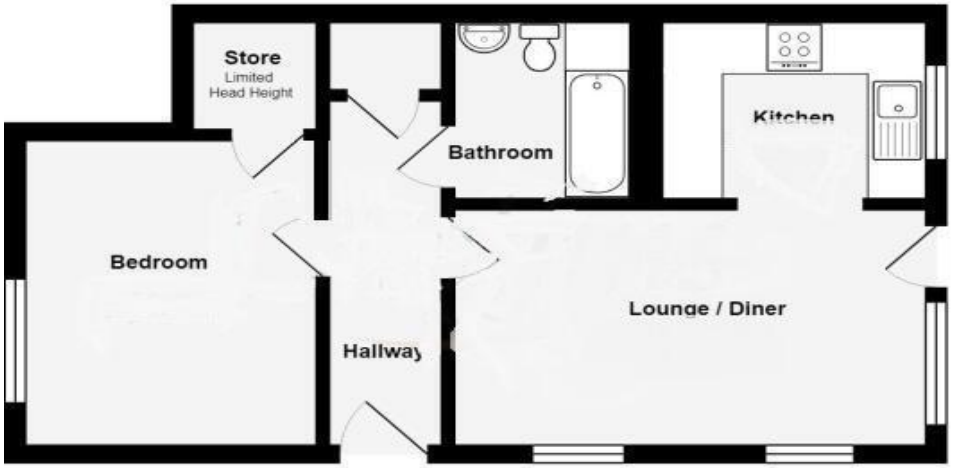
Ref GVD- 7407

Pasture Grove, Ely

Ground Floor



Total Area: 46.5 m² ... 501 ft²

All measurements are approximate and for display purposes only

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.