



**Turner Drive, Ely, Cambridgeshire CB7 4LH**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Turner Drive, Ely, Cambridgeshire CB7 4LH

A well-presented modern terraced house situated on a popular residential development. Accommodation comprises entrance hall, kitchen, cloakroom, lounge/diner, two double bedrooms and bathroom together with a driveway for two vehicles and rear garden.

- Modern Terraced House
- Entrance Hall & Cloakroom
- Kitchen & Lounge/Diner
- Two Double Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Driveway Parking to Side

**Guide Price: £269,950**



**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, storage cupboard and radiator.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Double glazed window to front aspect, radiator.

**KITCHEN** 7'10" x 6'6" (2.40 m x 1.97 m) With double glazed window to front aspect. Fitted with a range of matching wall mounted and base units with drawers and work surfaces over. Inset single drainer sink unit with mixer tap. Fitted electric oven, gas hob with stainless steel splashback and extractor hood above. Plumbing for washing machine and tiled flooring.

**LOUNGE/DINER** 15'1" x 12'11" (4.61 m x 3.93 m) With double glazed French doors opening to rear garden, staircase rising to first floor and two radiators.

**FIRST FLOOR LANDING** with hatch to fully boarded loft.

**BEDROOM ONE** 12'11" x 8'1" (3.93 m x 2.47 m) With two double glazed windows to front aspect. Radiator.

**BEDROOM TWO** 12'11" x 8'5" (3.93 m x 2.57 m) With double glazed window to rear aspect, cupboard housing hot water tank, radiator.

**BATHROOM** Fitted with a three piece suite comprising panelled bath with shower attachment over, low level WC and vanity unit with inset wash hand basin. Radiator.

**EXTERIOR** Open plan front garden with path leading to front door. The rear garden is predominantly laid to lawn with a paved patio area. Gated access leads to the side driveway.

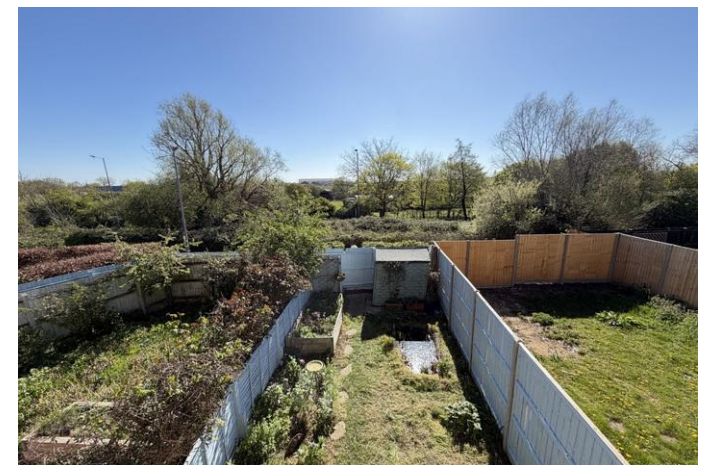
**Tenure** The property is Freehold

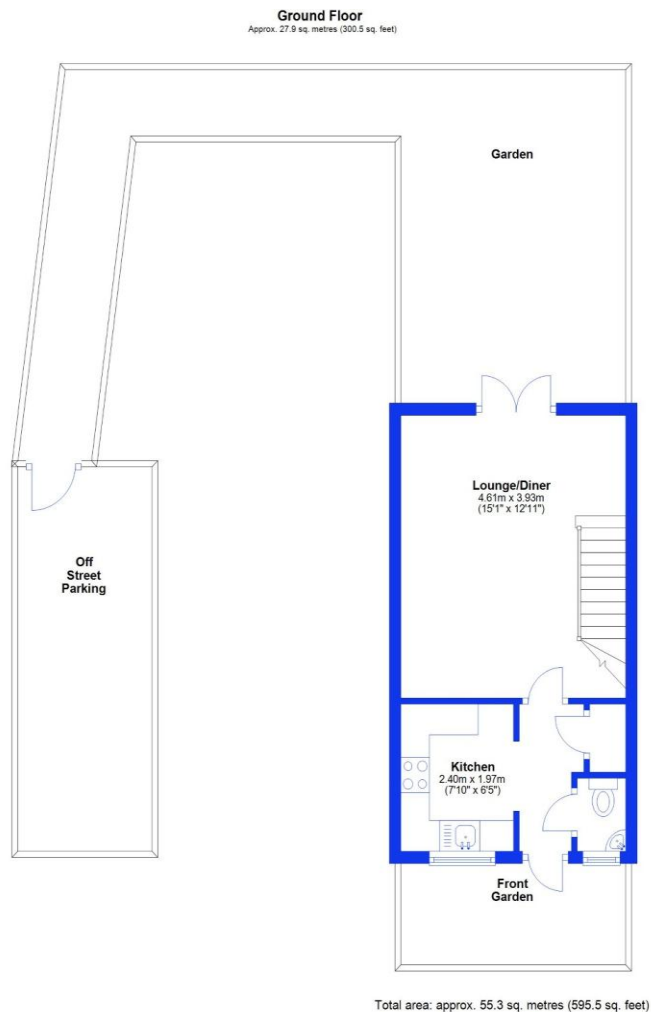
**Council Tax** Band B

**EPC** C (77/82)

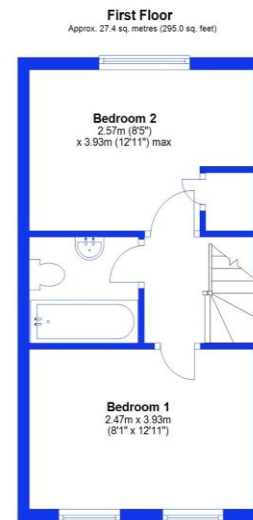
**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7440





Total area: approx. 55.3 sq. metres (595.5 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.