



Tower Court, Tower Road, Ely, Cambridgeshire CB7 4XS

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A charming and rare opportunity to acquire this two bedroom bungalow in the highly sought after Tower Court development close to the city centre.

- Recently Updated Kitchen
- Open Plan Dining/Living Area
- Two Bedrooms
- Spacious Shower Room
- Planitherm Double Glazing Windows
- Off Street Parking
- Fully Enclosed Rear Garden

Guide Price: £295,000



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.

OPEN PLAN SITTING ROOM/DINING AREA Entrance door, three feature skylights, two radiators, laminate flooring, step and door leading down to:-

RECENTLY FITTED KITCHEN Fitted with a modern range of wall and base units with work surfaces over and inset stainless steel sink unit with mixer tap. Four ring Induction hob with Hotpoint extractor canopy over and built-in Bosch oven. Samsung Fridge freezer, built-in slimline dishwasher, washing machine, radiator and laminate flooring. Two double glazed windows to front aspect and door opening to rear garden.

BEDROOM ONE With double glazed window to side aspect and double glazed French double door opening to rear garden. Laminate flooring and radiator.

BEDROOM TWO With double glazed window to front aspect, radiator, access to loft, laminate flooring.

SPACIOUS SHOWER ROOM With vanity unit, low level WC and wash hand basin with built-in cupboards. Walk-in double shower, tiled splashbacks, two heated mirrors which remove steam with a sensor light, double glazed window to front aspect, extractor fan and vinyl flooring.

EXTERIOR To the front is a small lawned garden with pathway leading to the front door.

The rear garden is fully enclosed with an excellent level of privacy and has been beautifully landscaped by the current owner with a variety of plant and established borders. Large patio area, outside tap, electrical socket and gated access leading to the front.

AGENTS NOTE All windows have built-in blinds.

Planitherm Double glazing windows throughout.

[PLANITHERM® NEO – Saint-Gobain Glass](#)

TENURE The Property is Leasehold - 125 years from 25.12.1998 with 97 years remaining
Ground Rent of £50 per annum
Service Charges of £575.04 per annum (April 2026 to March 2027)

Council Tax Band B

EPC C (74/79)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7444





Approximate Gross Internal Area 803 sq ft - 75 sq m



PINK PLAN
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of this nature are not guaranteed and no responsibility is taken for any omission or misstatement. These sites are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure given is for total guidance only and should not be relied on as a basis of valuation.

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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.