



Tennyson Place, Ely, Cambridgeshire CB6 3WF

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A modern two double bedroom end of terraced home with updated kitchen, dining/living room, utility cupboard, modern bathroom and enclosed garden situated in a cul-de-sac location close to the City Centre.

- End of Terrace Home
- Entrance Hall
- Living Room/Dining Room
- Updated Kitchen
- Utility Cupboard
- Two Double Bedrooms
- Enclosed, Private Rear Garden
- Parking for Two Vehicles

Guide Price: £289,950



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, stairs to first floor with understairs storage. Radiator.

UTILITY ROOM With wall mounted replacement gas fired boiler, which was fitted in 2021, plumbing and space for washing machine. Radiator, automatic light and worktop area.

KITCHEN 8'0" x 7'5" (2.45 m x 2.27 m) Fitted with a range of matching wall and base units and drawers, with worktop space over. Sink and drainer with tap over, Bosch electric oven and hob with extractor hood. Double glazed window to front aspect. Integrated fridge, freezer and dishwasher.

LIVING ROOM/DINING ROOM 14'4" x 9'10" (4.37 m x 2.99 m) With double glazed window and French doors to rear garden. Radiator.

FIRST FLOOR LANDING

BEDROOM ONE 11'2" x 9" (3.41 m x 2.83 m) With deep built-in cupboard, double glazed window to front aspect and radiator.

BEDROOM TWO 12'3" x 7'5" (3.73 m x 2.27 m) With double glazed window to front aspect, radiator.

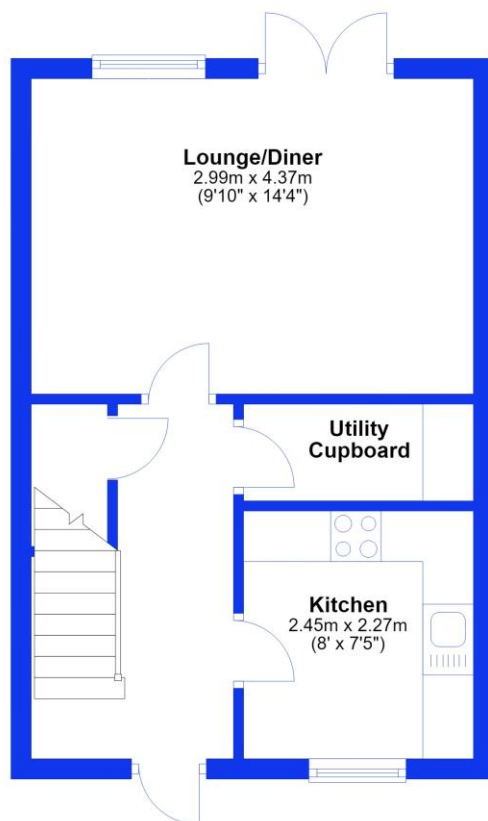
BATHROOM Fitted with a three-piece suite comprising panel bath with shower above, low level WC and vanity inset wash hand basin. Heated towel rail, wood effect flooring and double glazed window to rear aspect.

EXTERIOR The property offers two allocated parking spaces situated in a nearby parking area. Gated access leads to the enclosed rear garden which offers a great level of privacy. The garden features a patio, lawn, planted borders and shrubs and garden shed.



Ground Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.4 sq. feet)



Total area: approx. 58.0 sq. metres (623.8 sq. feet)

Tenure	The property is Freehold
Council Tax	Band B
EPC	C (73/87)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	CWH-7505

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.