



King Edgar Close, Ely, Cambridgeshire CB6 1DP

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King Edgar Close, Ely, Cambridgeshire, CB6 1DP

A well-proportioned established three bedroom, semi-detached house with mature gardens, garage and driveway which lies in a convenient sought after location. No upward chain.

- Semi-Detached Property
- Entrance Porch
- Entrance Hall
- Cloakroom
- Utility Room
- Kitchen
- Dining Room
- Sitting Room
- Three Bedrooms
- Shower Room (Formerly Bathroom)
- Mature Gardens

Guide Price: £335,000



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.

TILED ENTRANCE PORCH Double glazed entrance door with windows either side. Door with glazed insets through to;

ENTRANCE HALL With staircase rising to first floor with two cupboards under. Radiator. Doors to kitchen and sitting room.

SITTING ROOM 18'4" x 10'10" (5.58 m x 3.30 m) with double glazed window to front. Radiator and opening to;

DINING ROOM 10'4" x 8'6" (3.16 m x 2.58 m) With door to kitchen and double glazed sliding patio doors to rear lean to and garden beyond. Radiator.

KITCHEN 11'7" x 8'8" (3.54 m x 2.65 m) With double glazed window to rear and door with glazed insets to utility room. Fitted with a matching range of wall and base units with drawers, roll edge work surfaces, inset stainless steel sink and drainer, sink unit and tiled splashbacks. Recess for cooker and one further appliance, wall mounted gas boiler serving the central heating and hot water systems. Walk in shelved pantry, under stairs cupboard. Radiator and ceramic tiled floor.

UTILITY ROOM 10'2" x 5'7" (3.11 m x 1.69 m) With door to garden and cloakroom. Base unit with inset stainless steel sink unit with mixer tap. Work surface with tiled splashbacks and space below for two appliances, ceramic tiled floor.

CLOAKROOM With double glazed window to rear. Corner wash handbasin with tiled splashbacks and WC.

LEAN-TO 9'10" x 6'8" (3.00 m x 2.04 m)

FIRST FLOOR LANDING With double glazed window to rear. Hatch to roof space. Cupboard with two linen shelves and hot water cylinder.

BEDROOM ONE 12'2" x 11'0" (3.72 m x 3.35 m) With double glazed window to front. Radiator.

BEDROOM TWO 11'4" x 11'0" (3.46 m x 3.36 m) With double glazed windows front. Radiator.

BEDROOM THREE 10'4" x 8'10" (3.16 m x 2.69 m) With double glazed window to rear and radiator.

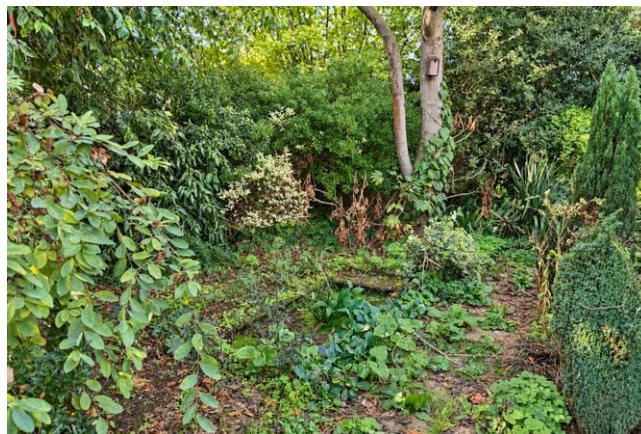
SHOWER ROOM With double glazed window to rear. Suite comprising corner shower cubicle, pedestal wash hand basin and WC. Ceramic tile floor, radiator.

EXTERIOR No.3 lies within a spur immediately after the main entrance into the Close which faces onto Lynne Road and consists of just five properties. It is set back behind a mature front garden with a range of perennials and trees. Adjacent to the garden is a driveway which in turn leads to the garage and provides a parking space.

THE REAR GARDEN is paved immediately from the house. Beyond this is a path which almost leads to the rear and is bordered either side with a variety of shrubs, perennials and trees. There is a greenhouse, pond and a personal door to the garage.

GARAGE Almost double in length with personal door from the rear garden.

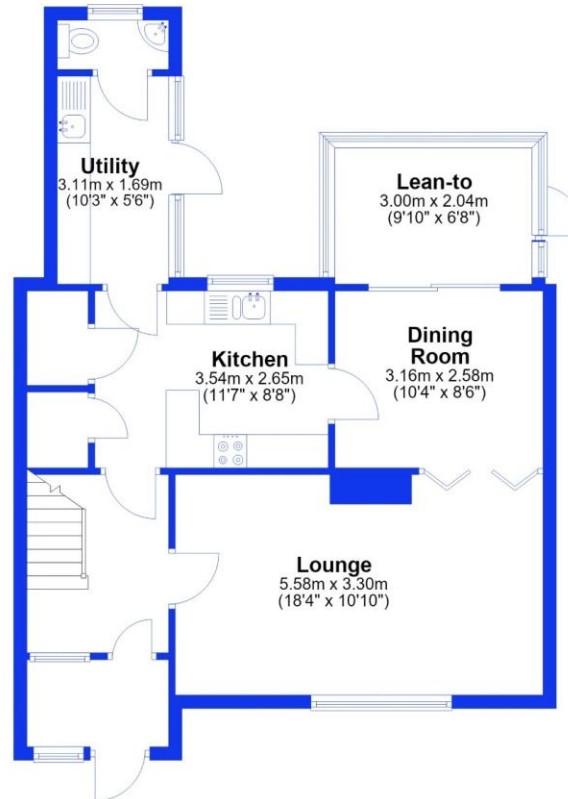




Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.

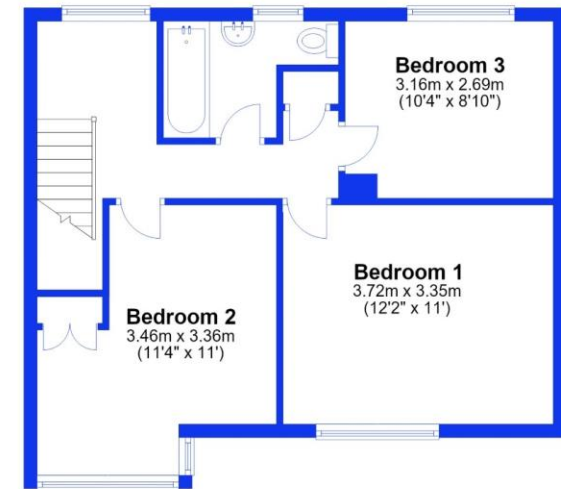
Ground Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



Total area: approx. 109.6 sq. metres (1179.2 sq. feet)

Tenure	The property is Freehold
Council Tax	Band D
EPC	D (61/73)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	GVD-7553