



**Spencer Croft, Ely, Cambridgeshire CB6 1TJ**

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



## Spencer Croft, Ely, Cambridgeshire CB6 1TJ

An ideal opportunity to purchase a one bedroom end of terrace property situated within an established popular cul-de-sac location close to the City centre. No upward chain.

- Open Plan Kitchen/Living Room
- Double Bedroom
- Bathroom
- Front & Rear Gardens
- Off Road Tandem Parking
- Popular Cul-De-Sac Location
- No Upward Chain

**Guide Price: £194,950**



**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.

### **OPEN PLAN KITCHEN/LIVING ROOM**

**KITCHEN AREA** 8'8" x 7'6" (2.64 m x 2.29 m) Entrance door leading into Kitchen area with double glazed window to front aspect. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, four ring electric hob with extractor canopy over, built-in oven, inset stainless steel sink unit with mixer tap and plumbing for washing machine. Storage cupboard housing wall mounted fuse box and archway leading to:-

**LIVING ROOM** 11'11" x 10'10" (3.62 m x 3.29 m) with double glazed window and patio door to rear garden. Staircase rising to first floor and electric heater.

**FIRST FLOOR LANDING** with double glazed window to front aspect. Electric heater, useful over stair storage cupboard housing water cylinder.

**BEDROOM** 12'0" x 10'10" (3.65 m x 3.29 m) with double glazed window to rear aspect. Electric heater.

**BATHROOM** with double glazed opaque window to front aspect. Fitted with a three piece modern suite comprising low level WC, wash hand basin & mixer tap, bath with shower attachment and tiled splashbacks. Extractor fan, wall mounted electric heater.

**EXTERIOR** To the front of the property there is a lawned garden with pathway to the front door. The fully enclosed rear garden is mainly laid to lawn with patio area and side gated access. Timber shed.

**Tenure** The property is Freehold

**Council Tax** Band A

**EPC** D (63/83)

**Viewing** By Arrangement with Pocock & Shaw

Tel: 01353 668091

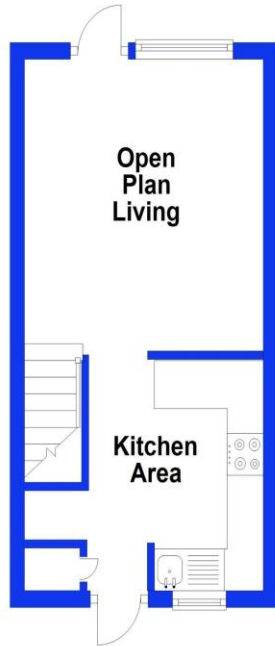
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

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

**Ref** MJW-7448



**Ground Floor**  
Approx. 21.0 sq. metres (226.4 sq. feet)



**First Floor**  
Approx. 21.0 sq. metres (226.4 sq. feet)



Total area: approx. 42.1 sq. metres (452.8 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.