



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

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## Spencer Croft, Ely, Cambridgeshire CB6 1TJ

A modern one bedroom end of terrace property, ideally suited to investment purchasers or first time buyers, with garden and driveway parking and the added benefit of no upward chain.

- Modern End Terrace House
- Open Plan Kitchen / Living Room
- Garden Room
- One Double Bedroom
- Garden & Tandem Driveway Parking
- Double Glazed Windows
- No Upward Chain

**Guide Price: £215,000**



**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 LIVING ROOM / KITCHEN** 20'10" x 10'10" (6.35 m x 3.30 m) with entrance door to front aspect.

**Kitchen area** with double glazed window to front aspect. Fitted with a range of high gloss wall mounted and base level storage units, drawers and complimentary work surfaces over. Built-in electric oven and four ring hob with extractor hood over, sink unit and drainer, space for fridge, under stairs storage cupboard with plumbing for washing machine, oak wood flooring.

**Living area:** with oak flooring, staircase rising to first floor, wall mounted electric storage heater and double glazed patio doors opening to:-

**CONSERVATORY/GARDEN ROOM** 12'0" x 9'11" (3.66 m x 3.02 m) Of brick and timber construction with polycarbonate roof and double glazed windows and French doors to rear garden.

**FIRST FLOOR LANDING** with double glazed window to front aspect and built-in cupboard housing the hot water cylinder.

**BEDROOM** 11'11" x 10'10" (3.63 m x 3.30 m) with double glazed window to rear aspect, electric panel heater and access to loft.

**BATHROOM** with three piece suite comprising low level WC, wash hand wash basin and panelled bath. Tiled splashbacks, heated towel rail, cabinet with shaver socket and vinyl flooring. Double glazed window to front aspect.

**EXTERIOR** The property is situated at the end of the terrace with a landscaped front garden with adjacent driveway to the side (partly shared by neighbouring property) allowing tandem off road parking for two vehicles. Gated access leading to the enclosed rear garden which has been hard landscaped with artificial grass, large gravel area and timber shed.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** D (67/90)

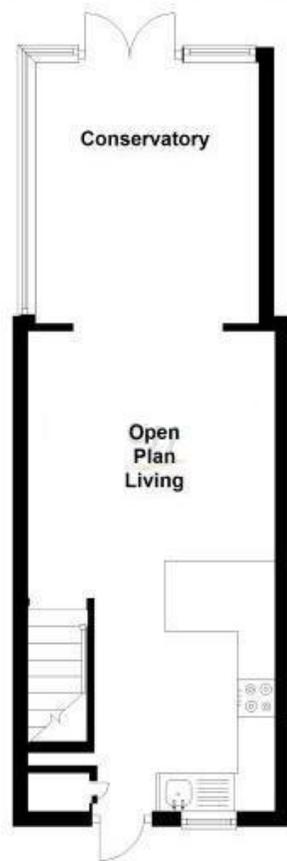
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**Ref** MJW-7403



### Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



### First Floor

Approx. 21.0 sq. metres (226.3 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.

