



Gunning Road, Ely, Cambridgeshire CB7 4RT

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Gunning Road, Ely, Cambridgeshire, CB7 4RT

A spacious three double bedroom semi-detached home recently modernised by the current owner situated on an established development close to the hospital with outside office and a good size rear garden.

- Entrance Hall & Cloakroom
- Spacious Lounge/Dining Room
- Recently Fitted Kitchen
- Utility Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Outside Office/Gym
- Recently Fitted Bathroom

Guide Price: £389,950



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 stairs leading to first floor, single radiator and laminate flooring opening to:

LOUNGE/DINING ROOM 20'8" x 13'9" (6.30 m x 4.19 m) With wood flooring. UPVC glazed window to rear aspect and UPVC sliding doors to rear. Single radiator.

KITCHEN 10'6" x 10'1" (3.21 m x 3.08 m) With a range of base and wall units with worktop space and tiled splash back. UPVC glazed window to side aspect. Double stainless steel sink with mixed tap, cupboard with overhead storage and hanging space. Space for cooker and fridge freezer. Breakfast bar opening to dining area. Laminate flooring.

UTILITY ROOM 8'4" x 5'0" (2.55 m x 1.52 m) With plumbing for a washing machine and space for tumble dryer. UPVC glazed window to side aspect. Laminate flooring. Single radiator.

DOWNSTAIRS CLOAKROOM Fitted with two piece suite, comprising low level WC and wash hand basin. Single radiator and UPVC glazed window to side aspect. Ceramic tile flooring.

FIRST FLOOR LANDING With access to loft. Featured panelled wall.

PRINCIPAL BEDROOM 13'9" x 11'11" (4.19 m x 3.62 m) UPVC glazed window to front aspect and single radiator. Featured panelled wall.

BEDROOM TWO 11'5" x 9'5" (3.47 m x 2.88 m) Featured panelled wall. UPVC glazed window rear aspect. Single radiator.

BEDROOM THREE 9'5" x 8'11" (2.88 m x 2.73 m) UPVC glazed window to rear aspect. Single radiator.

BATHROOM Fitted with a three-piece suite comprising a low level WC, wash hand basin and bath with separate shower attachment. Tiled surround. Useful built in double-door storage cupboard over the stairs.

EXTERIOR To the front, is a built in storage cupboard with side access leading to the rear. The rear garden is an excellent size and has been landscaped laid to lawn. Enclosed with wood-panelled fencing with raised decking area to the back with outside office/gym. Patio area directly behind the property which leads to patio doors.

GARDEN ROOM 9'2" x 7'6" (2.80 m x 2.29 m)

TENURE The property is Freehold
Annual Service Charges apply – currently at £472 with payment plans available.

Tenure	The property is Freehold
Council Tax	Band A
EPC	(73/85)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW-7349

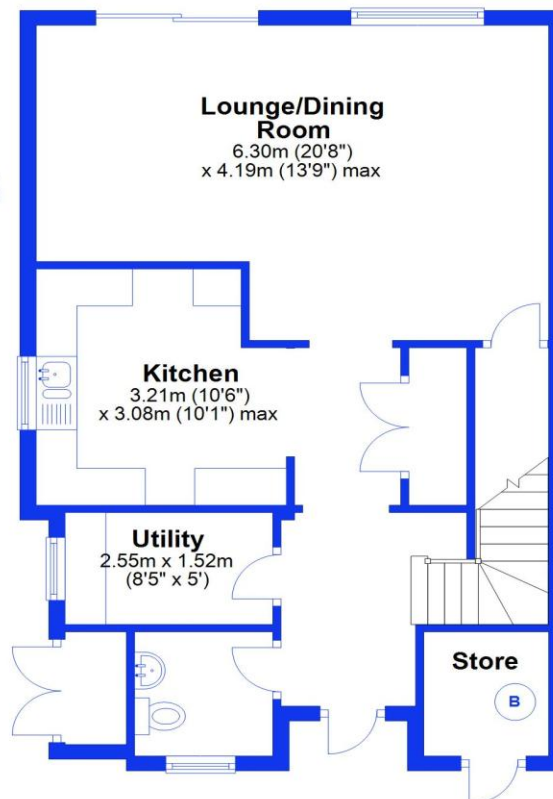
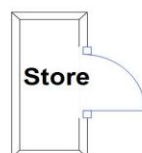
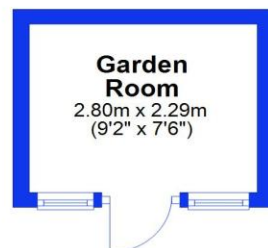




Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any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

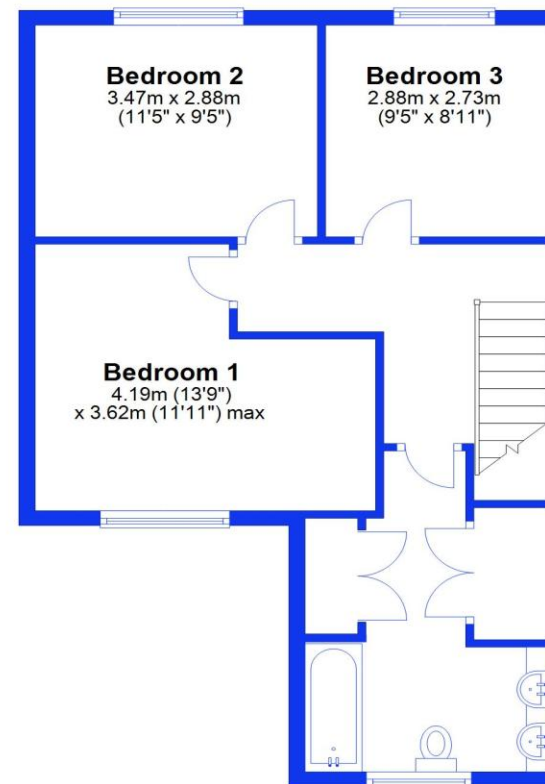
Ground Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 118.2 sq. metres (1272.0 sq. feet)