



Broad Street, Ely, Cambridgeshire CB7 4BE

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A particularly well presented versatile four bedroom two bathroom detached house which lies in a small cul-de-sac location off the street adjacent to Cherry Hill close to the River and Railway Station. No upward chain.

- Entrance Lobby & Entrance Hall
- Dual Aspect Living Room
- Ground Floor Bedroom with En-Suite Shower Room
- Fitted Kitchen & Utility Room
- Three Further Bedrooms & Bathroom
- Gas Central Heating
- Courtyard style Garden
- Off Street Parking Space with EV Charging Point and Garage
- No Upward Chain

Guide Price: £525,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse no more than 15 miles from the City of Cambridge. There are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE LOBBY Cloaks cupboard, part glazed door through to:-

ENTRANCE HALL with staircase rising to first floor and radiator.

DUAL ASPECT LIVING ROOM 19'1" x 14'11" (5.81 m x 4.55 m) with wood flooring, two radiators and patio door to garden.

BEDROOM FOUR 13'5" x 9'9" (4.09 m x 2.96 m) with window facing front. Built-in wardrobe cupboard and doorway through to en-suite shower room. Radiator.

EN-SUITE SHOWER ROOM Suite comprising shower cubicle, vanity unit with inset basin, WC and Laura Ashley heritage tiles. Underfloor heating.

KITCHEN 9'9" x 8'7" (2.98 m x 2.61 m) Fitted with a matching range of wall and base units, roll edge work surfaces over with hand painted Malbournough tiled splashbacks and inset sink unit. Built-in dishwasher, oven, hob and extractor.

UTILITY AREA with door and window to garden. Plumbing and space for washing machine and tumble drier.

FIRST FLOOR LANDING Airing cupboard.

BATHROOM with opaque double glazed window. Suite comprising 'P' shaped shower bath, vanity unit with drawers, sink, mixer taps and adjacent WC. Radiator

BEDROOM ONE 13'0" x 9'5" (3.95 m x 2.87 m) with double glazed window to front. Wood flooring, built-in wardrobe cupboards and radiator.

BEDROOM TWO 10'0" x 8'2" (3.06 m x 2.50 m) with double glazed window. Wood flooring and radiator.

BEDROOM THREE 8'8" x 7'11" (2.65 m x 2.41 m) with double glazed window. Wood flooring, fitted wardrobe and radiator.

EXTERIOR The property lies within a small cul-de-sac of just three detached properties backing onto Cherry Hill. There is a lawned front garden with adjacent driveway. To the rear is a paved courtyard garden. Garage en-bloc. Electric vehicle charging point.



Tenure - The property is Freehold

Council Tax - Band D

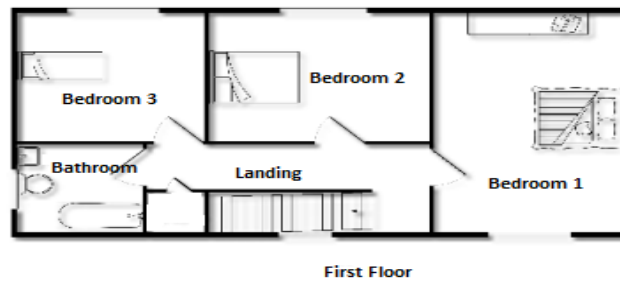
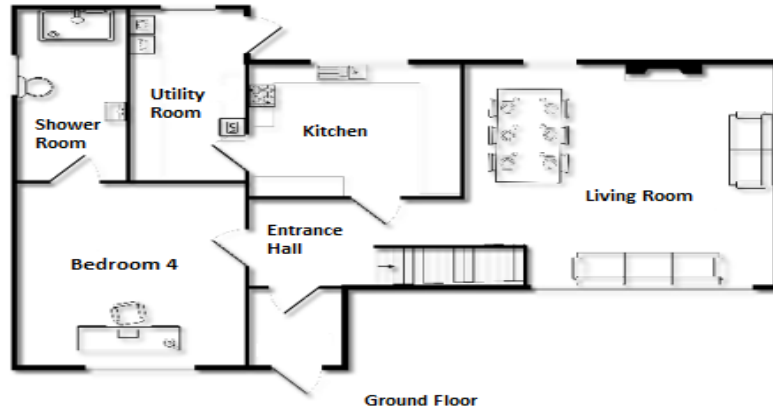
EPC C (70/81)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD-6749



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.



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