



Merlin Drive, Ely, CB6 3EE

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Merlin Drive, Ely Cambridgeshire CB6 3EE

A well-appointed, three bedroom, link detached family home situated on a generous corner plot with planning permission to extend and positioned close to the Lantern School and City centre. No Upward Chain.

- Entrance Hall
- Sitting Room
- Refitted Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Gas Central Heating and Double Glazing
- Front and Rear Gardens
- Garage & Off Road Parking
- Planning Permission For Single Storey Extension
- No Upward Chain

Guide Price: £325,000



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 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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 HALL with double glazed door and windows. Ceramic tiled floor and door to:

LIVING ROOM 15' 11" x 14' 1" (4.80m x 4.30m) with double glazed window to front and coving to textured ceiling. TV point and useful under stairs recess. Radiator. Double doors to:

KITCHEN/DINING ROOM

15' 11" x 10' 2" (4.87m x 3.11m) with double glazed windows to rear and double glazed door to side. Fitted with a matching range of wall and base units in a high gloss finish, work surfaces over having inset single drainer stainless steel sink unit with mixer tap and tiled splashbacks. Built-in electric oven/grill with electric hob over and extractor fan. Plumbing for both slim-line dishwasher and washing machine. Recently fitted wall mounted Vaillant combination gas boiler. Ceramic tiled floor and useful storage cupboard. Radiator.

FIRST FLOOR LANDING with textured ceiling. Hatch to roof space, built-in airing cupboard housing hot water tank with immersion heater. Radiator.

BEDROOM ONE 12' 2" x 8' 10" (3.70m x 2.70m) with double glazed window to front enjoying a view towards the Cathedral and textured ceiling. Built-in wardrobe with overhead storage and hanging rail. Radiator.

BEDROOM TWO 8' 10" x 8' 10" (2.70m x 2.70m) with double glazed window to front and textured ceiling. Built-in wardrobe with overhead storage and hanging rail. Radiator.

BEDROOM THREE 9' 2" x 6' 7" (2.80m x 2.00m) with double glazed window to front and textured ceiling. Useful over stairs storage cupboard. Radiator.

BATHROOM with double glazed window. Fully tiled three piece suite comprising low level WC, vanity unit with inset wash hand basin and panel enclosed bath with mixer tap and separate power shower over. Ceramic tiled floor and heated towel rail.

EXTERIOR The property occupies a good sized corner plot. The front garden is predominantly laid to lawn with a variety of plant and shrub borders, gated access leading to the rear garden and driveway parking which in turn leads to the garage.

The rear garden is enclosed by a majority of wood panel fencing and a brick wall. Predominantly laid to lawn, there are a variety plant and shrub borders. Double gated access to side.

GARAGE 16' 11" x 11' 2" (5.17m x 3.41m) with double glazed window to rear and double glazed door to rear garden. Built-in work surfaces, up and over door to front, power and light.

AGENTS NOTES

Planning permission for a single storey extension has been granted - Planning Ref: 16/01771/FUL

New gas central heating system was installed in Jan 2017.





Services All mains services are connected

Tenure The property is freehold

Council Tax Band C

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Ref MJW/5623

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		69	



Total area: approx. 73.7 sq. metres (793.8 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

