



**Osier Close, Ely, Cambridgeshire CB7 4AY**

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## Osier Close, Ely, Cambridgeshire CB7 4AY

An opportunity to acquire a modern two bedroom semi-detached home positioned close to the City centre and popular Riverside area. Accommodation comprises entrance porch, sitting room, kitchen/breakfast room, two bedrooms, bathroom, front and rear gardens, garage and parking for at least 2/3 cars. The property has the benefit of being offered for sale with no upward chain.

- Modern Semi-Detached Home
- Two Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage
- Popular City & Riverside Location
- 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 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 PORCH** With double glazed door to front aspect, door through to:-

**LOUNGE** 13'9" x 13'8" (4.19 m x 4.17 m) maximum measurements. With staircase rising to first floor, double glazed window to front aspect, radiator. Door through to:-

**KITCHEN/DINER** 13'8" x 7'10" (4.17 m x 2.40 m) With double glazed window and door to rear aspect. Fitted with a matching range of wall and floor units with tiled splashbacks, inset single drainer sink unit, stainless steel electric oven, ceramic hob and stainless steel extractor hood over, cupboard housing the gas boiler supplying the hot water and central heating system, built-in washer/dryer, built-in slimline dishwasher, space for fridge/freezer.

**FIRST FLOOR LANDING** With access to loft and airing cupboard housing hot water cylinder.

**BEDROOM ONE** 10'3" x 9'9" (3.12 m x 2.98 m) With two double glazed windows to front aspect, alcove providing space for wardrobe, radiator.

**BEDROOM TWO** 11'5" x 7'2" (3.48 m x 2.18 m) With double glazed window to rear aspect. Radiator.

**BATHROOM** Fitted with a white suite comprising low level WC, pedestal wash hand basin and bath with shower over. Radiator.

**EXTERIOR** The property is set back from the road behind a front garden which is mainly laid to grass with a pathway leading to the front door. A driveway leads to the side of the property providing parking for at least 2/3 cars which in turn leads to the single garage with up and over door, power and light connected and door into the rear garden. The rear garden is laid to lawn with beds, pathway leading to the garage door and a further pathway leading to side gated pedestrian access to the driveway.

**GARAGE** 16'5" x 8'10" (5.01 m x 2.70 m) Single garage with up and over door, power and light connected and door into the rear garden.

**Tenure** The property is Freehold

**Council Tax** Band C **EPC** D (63/77)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH-7436





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. (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.