



**St. Johns Road, Ely, Cambridgeshire CB6 3BW**

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## St. Johns Road, Ely, Cambridgeshire CB6 3BW

Situated within this highly sought after location within St John's primary School catchment area, this extended four bedroom semi-detached town house offers the following accommodation: - entrance hallway, cloakroom, living room, superb open plan kitchen/family room, four bedrooms, one en-suite, fully enclosed garden driveway and garage.

- Extended Semi-Detached Town House
- Entrance Hall & Cloakroom
- Dual Aspect Living Room
- Open Plan Kitchen/Dining/Family Room
- Utility Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway & Garage
- Enclosed Landscaped & Low Maintenance Rear Garden

**Guide Price: £425,000**



**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 HALL** With to door to front aspect, staircase rising to first floor with under stair storage cupboard.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low-level WC and wash hand basin.

**LIVING ROOM** 15'6" x 9'8" (4.72 m x 2.94 m) Dual aspect with double glazed window to front aspect and French doors opening into rear garden.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM** 22'3" x 15'7" (6.78 m x 4.76 m) With stainless steel sink unit and drainer, fitted with a range of matching units including wall mounted units, base units and drawers. Fitted double electric oven, hob and extractor hood above, integral fridge freezer and dishwasher, two Velux windows to rear aspect, double glazed window to rear and French doors to rear aspect opening to garden.

**UTILITY ROOM** 7'2" x 5'11" (2.18 m x 1.80 m) With plumbing for utilities

**FIRST FLOOR LANDING** With staircase rising to second floor.

**BEDROOM TWO** 15'6" x 8'2" (4.73 m x 2.49 m) Dual aspect with double glazed windows to front and rear. Radiator.

**BEDROOM THREE** 9'8" x 7'3" (2.95 m x 2.20 m) With double glazed window to rear aspect. Radiator.

**BEDROOM FOUR** 8'8" x 8'6" (2.63 m x 2.58 m) With double glazed window to front aspect. Radiator.

**FAMILY BATHROOM** With double glazed window to front aspect. Three piece suite comprising panel bath with shower over, low level WC and vanity unit with inset wash hand basin.

**SECOND FLOOR LANDING**

**BEDROOM ONE** 16'10" x 13'11" (5.13 m x 4.24 m) With two double glazed windows to front aspect and two Velux Windows to rear aspect. Built-in storage cupboards.

En-Suite Shower Room - with shower cubicle, low-level WC, and wash hand basin. Velux window to rear aspect.

**EXTERIOR** The property benefits from driveway parking and garage providing and full off road vehicular parking. Car charging point. Gated access leads to a fully enclosed low maintenance garden offering artificial turf, paved patios, pathways and raised borders with a variety of plants and shrubs.

**GARAGE** 17'4" x 8'3" (5.29 m x 2.51 m)

**Tenure** - The property is freehold

**Council Tax** - Band C      **EPC**      TBC

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref**      CWH-7445





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.

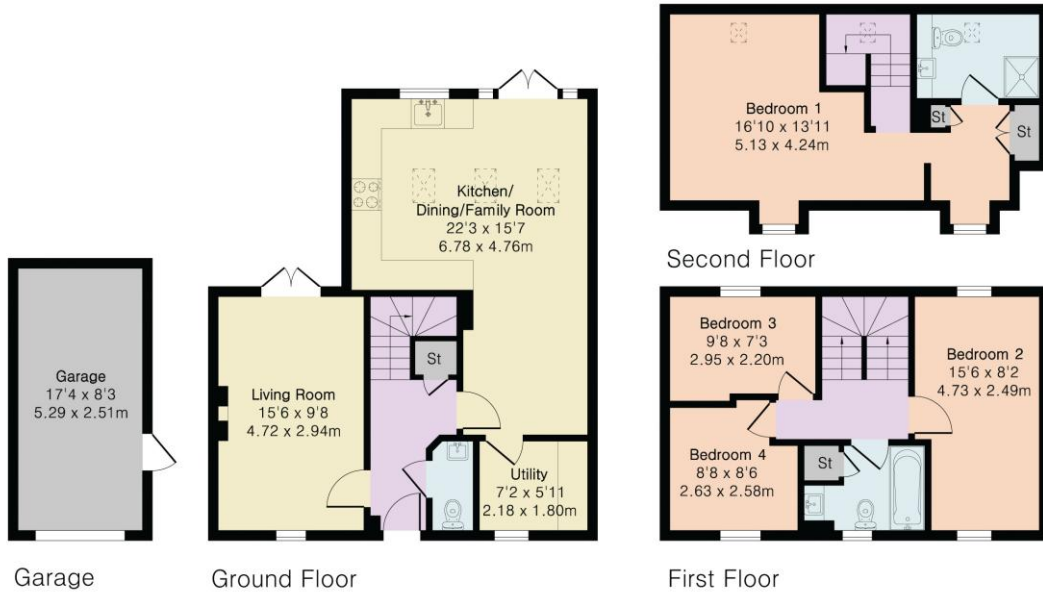
**Approximate Gross Internal Area 1267 sq ft - 117 sq m  
(Excluding Garage)**

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 379 sq ft – 35 sq m

Second Floor Area 305 sq ft – 28 sq m

Garage Area 143 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Pocock+Shaw**