



John Amner Close, Ely CB6 1DT

www.pocock.co.uk



John Amner Close, Ely, Cambridgeshire, CB6 1DT

An established semi-detached property benefitting with the advantage of no upward chain and is positioned within walking distance of City amenities. Three bedrooms, kitchen, cloakroom, living room, south facing rear garden, driveway and garage.

- Entrance Hall
- Downstairs Cloakroom
- Kitchen/Dining Room
- Living Room
- Three Bedrooms
- Upstairs Shower Room
- South-Facing Enclosed Rear Garden
- Off-Road Parking
- Garage
- No Upward Chain.

Guide Price: £375,000



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 Entrance door to entrance hall with stairs leading to first floor.

DOWNSTAIRS CLOAKROOM With low level WC, wash hand basin, radiator and opaque window to side aspect.

KITCHEN/DINING ROOM 12'5" x 11'7" (3.79 m x 3.54 m) With a range of matching base and wall units with work surface over. 1 1/3 stainless steel sink drainer with tap over, electric oven and hob with extractor canopy and tiled splashback. Integrated dishwasher, large double glazed window to front aspect and radiator.

LIVING ROOM 16'9" x 15'4" (5.10 m x 4.67 m) With double glazed window to the rear aspect and double glazed French doors, with electric awning over, leading to rear patio area. Understairs storage cupboard and radiator.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM ONE 15'5" x 8'11" (4.70 m x 2.73 m) With double glazed window to front aspect and built-in wardrobes with mirrored sliding doors. Radiator.

BEDROOM TWO 10'7" x 8'2" (3.23 m x 2.49 m) With double glazed window to rear aspect and built-in wardrobes. Radiator.

BEDROOM THREE 10'7" x 6'11" (3.23 m x 2.11 m) With double glazed window to rear aspect and built-in wardrobes. Radiator.

SHOWER ROOM Three piece suite comprising low level WC, wash hand basin with vanity cupboard and corner shower cubicle. Opaque window to side aspect and wall-mounted mirror.

EXTERIOR To the rear of the property there is a patio area with access through French doors into the living room. The lawned area is surrounded by borders, shrubs and mature trees. Greenhouse and door to access garage. To the left of the property, the tarmacked driveway offers off road vehicular parking.

GARAGE 17'1" x 11'10" (5.20 m x 3.60 m) With electric roll over door, power and lighting connected and personnel door to rear garden.

AGENTS NOTES:

Replacement double glazed windows throughout

Gas fired central heating and hot water.

Tenure	The property is Freehold
Council Tax	Band D
EPC	C (75/82)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	CWH-7513





**Approximate Gross Internal Area 828 sq ft - 77 sq m
(Excluding Garage)**

Ground Floor Area 431 sq ft - 40 sq m

First Floor Area 397 sq ft - 37 sq m

Garage Area 183 sq ft - 17 sq m



Plans are provided by accordance with 1975 Property Measurement First Edition. Although these plans set out the layout of the property, measurements of rooms, corridors and rooms are approximate and no responsibility is taken for any variation or misstatement. These plans are for representative purposes only and do not constitute a guarantee of the accuracy of the information contained therein. The figures are for general guidance only and should not be relied on as a basis of valuation.

Pocock + Shaw

26 High Street, Ely, Cambridgeshire, CB7 4JU

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

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.

