



**Columbine Road, Ely CB6 3WL**

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## Columbine Road, Ely, CB6 3WL

A detached family home situated within a pleasant cul-de-sac location with the advantage of no upward chain. Four bedrooms, one en-suite, family bathroom, two reception rooms plus conservatory, kitchen, cloakroom, driveway/garage and enclosed rear garden.

- Detached Four Bedroom Home
- Kitchen
- Dining Room
- Downstairs Cloakroom
- Two Reception Rooms
- Conservatory
- Driveway/Garage
- Off-Road Parking
- Enclosed Rear Garden

**Guide Price: £465,000**



**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 door to front aspect, stairs to first floor and radiator.

**CLOAKROOM** Low level WC and wash hand basin.

**DINING ROOM** Double glazed window to front aspect, radiator.

**LIVING ROOM** Double glazed window to front aspect, radiator. French doors opening to:

**CONSERVATORY** Brick and UPVc built construction. French doors opening to rear garden.

**KITCHEN** 1 1/4 stainless steel sink and drainer, fitted double electric oven with hob and extractor canopy above, plumbing for utilities, space for freestanding fridge/freezer, double glazed window and door to rear garden.

**BEDROOM ONE** With fitted built-in wardrobes, double glazed window to front aspect and radiator.

**EN-SUITE** Shower cubicle, low level WC, wash hand basin and double glazed window to front aspect.

**BEDROOM TWO** Fitted built-in wardrobes, double glazed window to front aspect and radiator.

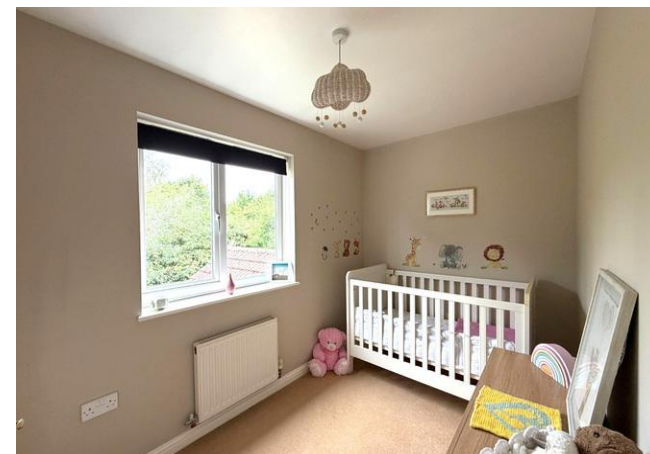
**BEDROOM THREE** Double glazed window to rear aspect. Radiator.

**BEDROOM FOUR** Double glazed window to rear aspect. Radiator.

**BATHROOM** Large shower with showerhead over, low level WC, wash hand basin, radiator and double glazed window to rear aspect.

**EXTERIOR** To the right hand side of the property you will find a driveway leading to a garage. Gated access leads to a fully enclosed garden with grass lawn and paved patio.

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| <b>Tenure</b>      | The property is Freehold                                      |
| <b>Council Tax</b> | Band D <b>EPC</b> (71/85)                                     |
| <b>Viewing</b>     | By Arrangement with Pocock & Shaw                             |
|                    | Tel: 01353 668091                                             |
|                    | Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a> |
|                    | <a href="http://www.pocock.co.uk">www.pocock.co.uk</a>        |
| <b>Ref</b>         | CWH-7529                                                      |





Floorplans to follow

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.