



**Barton Mews, Ely, Cambridgeshire CB7 4DR**

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## Barton Mews, Ely, Cambridgeshire, CB7 4DR

A well appointed semi-detached property which lies in one of Ely's most sought after locations just off Barton Square and being offered to the market with no upward chain.

- Semi-Detached House
- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms & Bathroom
- Enclosed Rear Garden
- **Garage & Parking**
- No Upward Chain
- Highly Regarded Location

**Guide Price: £525,000**



**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.

**Barton Mews** is a highly regarded cul-de-sac located just off Barton Square, in one of Ely's most sought after areas. With the mainline railway station just down the road, and the Cathedral and High Street a short walk in the opposite direction, it is also one of the most convenient locations in the city. The river and marina are also nearby, with one of the most picturesque approaches being via Cherry Hill Park and 'The Porta', which sits just across the square and dates back to the 1400s.

The cul-de-sac itself comprises just five properties, with this particular home being a semi-detached house of attractive design, featuring brick-faced elevations beneath a gambrel roof. Originally built as a three-bedroom property, the previous owners combined the principal and third bedrooms to create a larger main room. This could easily be reinstated if desired. Other improvements over the years include the replacement of the kitchen, cloakroom, and bathroom. Externally, the property benefits from a rear garden, a garage with a remote-controlled door, and a lovely outlook to the front over a private open green enjoyed by all residents.

**ENTRANCE HALL** Entrance door with glazed insets, ceramic tiled floor, radiator and built in cupboard with shelf. Door to living room and:-

**CLOAKROOM** With double glazed window to side. Modern suite in white comprising corner wash hand basin with vanity unit below and tiled splashbacks, WC, radiator and extractor fan.

**LIVING ROOM** 18'3" x 16'11" (5.55 m x 5.16 m) With two windows (one bay fronted to front and window to side). Staircase rising to first floor, attractive open fireplace (presently not in use) with a raised tiled hearth and painted white surround. Adjacent to one side of this are built-in cupboards and shelves. Two radiators and dado rail.

**KITCHEN/DINING ROOM** Kitchen area 8'7" x 8'0" (2.62 x 2.45m): with window to rear overlooking the garden. Fitted with a matching range of contemporary wall and base units with roll edge work surfaces over with tiled splashback and inset stainless steel 1 1/3 sink unit with mixer tap. Built-in cooking appliances include a double oven/grill by Bosch with a four ring halogen hob over and stainless steel finished extractor hood over. Plumbing and space for washing machine and dishwasher.

Dining area 11'3" x 10'6" (3.42 x 3.20): with upright radiator. Door with glazed insets to rear garden.

**FIRST FLOOR LANDING** With double glazed window to side, hatch to roof space and radiator.

**BEDROOM ONE** 16'11" x 12'5" (5.16 m x 3.79 m) maximum measurements. **Formerly two separate bedrooms**, which have been integrated in the past but could be changed back with little difficulty, with two windows to front. Two radiators, fitted wardrobe with hanging rail and shelf and adjacent fitted cupboard with shelf over.



**BEDROOM TWO** 12'10" x 9'9" (3.90 m x 2.96 m) With window to rear. Built in wardrobes with shelving adjacent to which is a cupboard housing a hot water cylinder, a water softener and wall mounted gas boiler serving the central heating and hot water systems. Radiator.

**BATHROOM** Four piece suite in white comprising walk in shower cubicle with fixed drencher and separate hand shower attachment, close coupled WC, wall mounted vanity unit within inset wash hand basin and panel enclosed bath. Metro style tiling, downlights and towel rail/radiator.

**REAR GARDEN** The rear garden consists of a block paved patio at both ends with a connecting path. In between it is laid to lawn with an adjacent raised border. There are a variety of shrubs and perennials. Outside power point and light.

**GARAGE** 17'2" x 9'8" (5.22 m x 2.94 m) with electric up and over door, power and light.

Reserved parking space – as shown in plan.

**AGENTS NOTE** We have been notified that the current monthly service charge is £75 for the communal areas.

**Tenure** - The property is Freehold

**Council Tax** - Band D

**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** GVD-7428



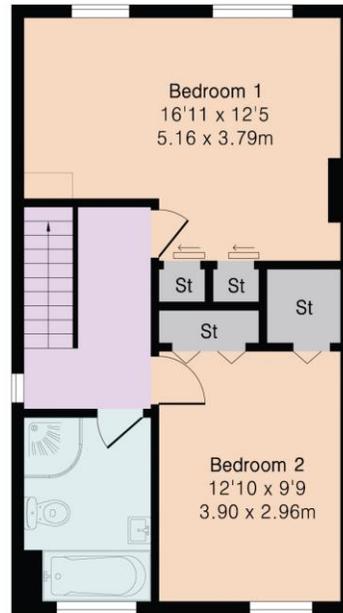
**Approximate Gross Internal Area 1044 sq ft - 97 sq m**

Ground Floor Area 539 sq ft - 50 sq m

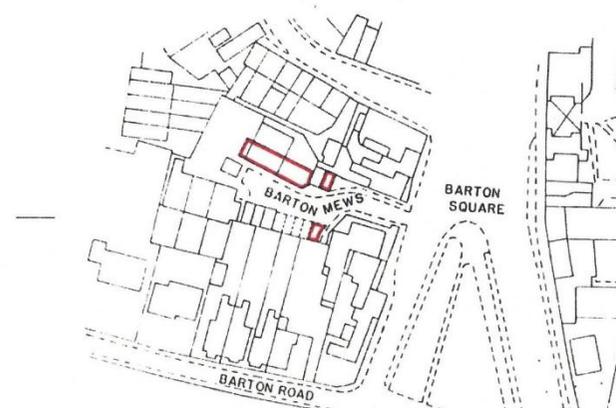
First Floor Area 505 sq ft - 47 sq m



Ground Floor



First Floor



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**

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.