



Pasture Grove, Ely, Cambridgeshire CB6 3EY

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A modern end of terrace property forming part of a popular cul-de-sac location. Accommodation includes two double bedrooms, bathroom, lounge, open plan kitchen/diner, two parking spaces and south facing garden.

- End of Terrace Property
- Open Plan Kitchen/Diner
- Lounge
- Downstairs Cloakroom
- Two Double Bedrooms
- Bathroom
- Two Parking Spaces
- South Facing Rear Garden
- Popular Location

Guide Price: £280,000



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, staircase rising to first floor.

DOWNSTAIRS CLOAKROOM Two piece suite comprising low level WC and wash hand basin. Double glazed window to front aspect.

LOUNGE 14'7" x 12'2" (4.45 m x 3.70 m) With double glazed window to front aspect. Radiator.

OPEN PLAN KITCHEN/DINING ROOM 15'8" x 9'9" (4.78m x 2.97m) With double glazed window to rear aspect and door to garden. Fitted with a range of matching units including wall mounted units, base units, drawers and inset sink and drainer. Fitted electric oven and gas hob, plumbing for utilities, cupboard housing gas boiler. Storage cupboard.

FIRST FLOOR LANDING

BEDROOM ONE 12'9" x 9'1" (3.88 m x 2.77 m) With double glazed window to front aspect, radiator, double built in wardrobe.

BEDROOM TWO 15'6" x 8'8" (4.72 m x 2.64 m) With double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising panel bath with shower attachment over, low-level WC and wash hand basin. Radiator and double glazed window to rear aspect.

EXTERIOR The property benefits from two parking spaces to front and a south facing rear garden.

AGENTS NOTE Estate Management Charges apply of £132.25 per annum as at 1st April 2026 to 31st March 2027

Tenure The property is Freehold

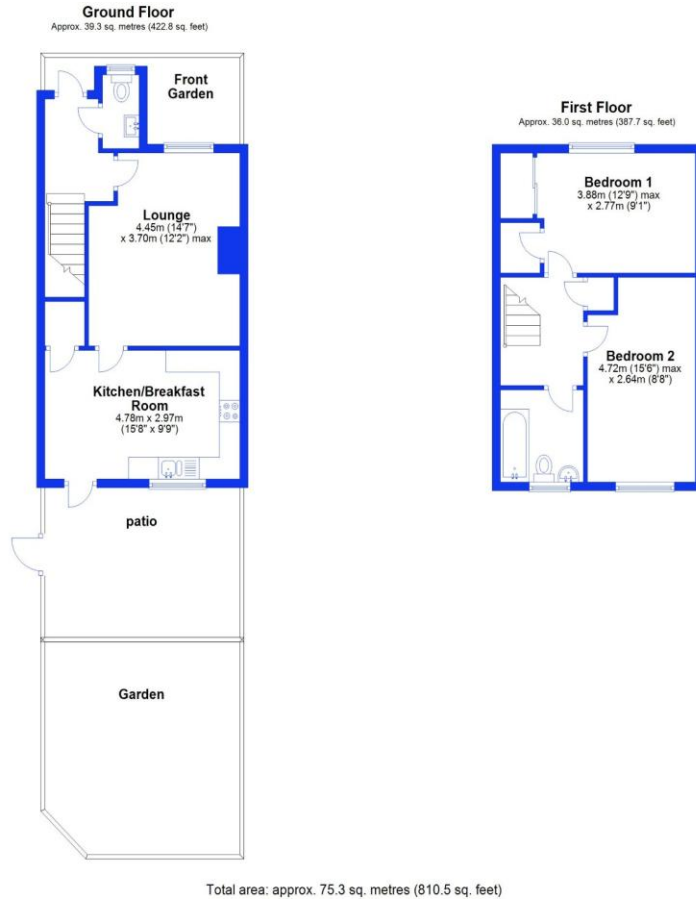
Council Tax Band B

EPC C (70/77)

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Ref CWH-7414





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.