



West Fen Road, Ely, CB6 1AN

www.pocock.co.uk



West Fen Road, Ely, CB6 1AN

A charming two-bedroom cottage within walking distance of City amenities, benefitting from no upper chain.

- OPEN PLAN LIVING ROOM
- KITCHEN
- REAR LOBBY
- GROUND FLOOR BATHROOM
- TWO BEDROOMS
- FIRST FLOOR WC
- ELECTRIC HEATING
- FRONT AND REAR GARDEN
- SOLAR PANELS & BATTERIES

Guide Price: £315,000



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.

OPEN PLAN LIVING ROOM Window to front aspect. Cast iron MULTIFUEL burner sitting on brick hearth. Two radiators, understair storage, staircase rising to first floor.

KITCHEN Fitted with a range of base and drawer units with work surfaces over. Stainless steel sink with mixer taps, tiled splashbacks. Rangemaster electric oven with 5 rings, and canopy over. Washing machine and dishwasher. Free standing fridge/freezer. Door to:

REAR LOBBY Door to garden. Airing cupboard with hot water tank and slatted shelves.

BATHROOM Opaque window to rear aspect. Three-piece suite comprising bath with shower over, wash hand basin and low level WC.

FIRST FLOOR LANDING Access to loft and radiator.

BEDROOM ONE Window to front aspect, radiator, exposed wooden floorboards.

BEDROOM TWO Window to rear aspect, radiator, exposed wooden floorboards.

SEPARATE WC Window to rear aspect. Low level WC, wash basin with tiled splashback.

EXTERIOR To the front of the property is a small garden enclosed brick walling with wrought iron gate and path to front door. Bike store to front. Rear garden with mature shrubs and spacious patio area. Shed and vegetable garden.

Tenure The property is Freehold

Council Tax Band B

EPC D (63/88)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH 7489





Approximate Gross Internal Area 838 sq ft - 78 sq m
 Ground Floor Area 533 sq ft – 50 sq m
 First Floor Area 305 sq ft – 28 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

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. (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.