



Osier Close, Ely, Cambridgeshire CB7 4AY

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A semi-detached three bedroom home, within walking distance of the City centre, local amenities, the riverside and the railway station, with garage, driveway parking and the benefit of no upward chain.

- Semi-detached Home
- Entrance Porch
- Fitted Kitchen
- Lounge/Dining Room
- Three Bedrooms
- Shower Room
- Enclosed Rear Garden
- Driveway Parking & Single Garage
- No Upward Chain

Guide Price: £350,000



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 PORCH with door to front aspect and door to:-

LOUNGE/DINING ROOM 17'9" x 16'6" (5.41 m x 5.02 m) with bay window to front aspect and door and window to rear aspect. Staircase rising to first floor with useful understairs cupboard. Feature fireplace.

KITCHEN 8'11" x 8'0" (2.71 m x 2.44 m) Fitted with a matching range of wall and base units with work surfaces over and matching upstands. Inset single drainer 1 & 1/2 bowl sink unit with mixer tap over, integrated oven with ceramic hob and extractor over, further integrated appliances include fridge/freezer and dishwasher. Plumbing and space for washing machine. Window to rear aspect and door to rear.

FIRST FLOOR LANDING

BEDROOM ONE 10'3" x 8'9" (3.12 m x 2.66 m) with window to front aspect. Built-in wardrobe.

BEDROOM TWO 8'11" x 8'7" (2.71 m x 2.62 m) with window to rear aspect. Built-in wardrobe.

BEDROOM THREE 7'7" x 7'2" (2.31 m x 2.19 m) maximum measurements, with window to front aspect, built-in cupboard.

SHOWER ROOM with window to rear aspect. Fitted with a three piece suite comprising low level WC, shower cubicle and vanity unit with inset wash hand basin.

EXTERIOR To the front is an adjacent driveway providing off road parking which in turn leads to the single GARAGE with up and over door. Gated access leads to the rear where there is an enclosed rear garden which is laid to a lawn with patio area directly from the house.

Tenure The property is Freehold

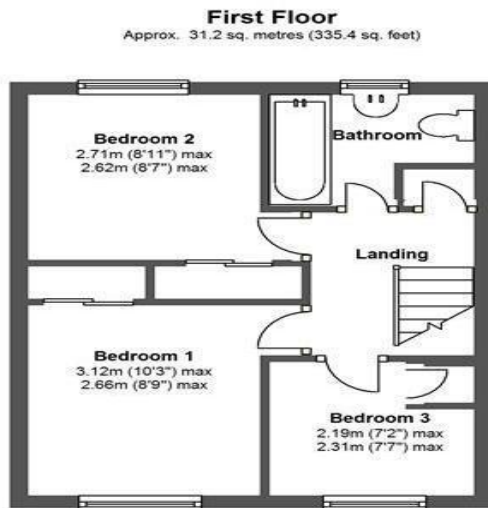
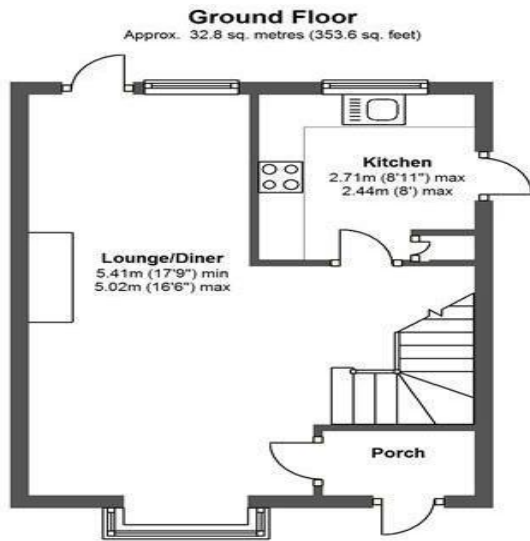
Council Tax Band C

EPC C (72/87)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH- 7362





Total area: approx. 64.0 sq. metres (688.9 sq. feet)

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.