



Columbine Road, Ely CB6 3WL

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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 10'2" x 8'11" (3.10 x 2.27) Double glazed window to front aspect, radiator.

LIVING ROOM 20'3' x 10'10' (6.17 x 3.30) Double glazed window to front aspect, radiator. French doors opening to:

CONSERVATORY 9'9" x 6'6" (2.97 x 1.97) Brick and UPVc built construction. French doors opening to rear garden.

KITCHEN 13'2" x 10'8" (4.01 x 3.25) 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 11'2" x 10'8" (3.40 x 3.25) 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 10'4" x 10'2" (3.15 x 3.10) Fitted built-in wardrobes, double glazed window to front aspect and radiator.

BEDROOM THREE 9'9" x 8'11" (2.97 x 2.72) Double glazed window to rear aspect. Radiator.

BEDROOM FOUR 11'4" x 6'7" (3.45 x 2.01) 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.

Tenure The property is Freehold
Council Tax Band D **EPC** (71/85)
Viewing By Arrangement with Pocock & Shaw
 Tel: 01353 668091
 Email: ely@pocock.co.uk
www.pocock.co.uk
Ref 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.