



**St. Martins Walk, Ely, Cambridgeshire CB7 4QF**

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## St. Martins Walk, Ely, Cambridgeshire CB7 4QF

A superb centrally located two bedroom semi-detached house with parking which lies in an enviable end of cul-de-sac location in the City centre. No upward chain.

- Entrance Hall
- Dual Aspect Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Electric Heating
- Landscaped Rear Garden
- Two Reserved Parking Spaces to Rear & Visitor Parking to Front
- Central City Location
- No Upward Chain

**Guide Price: £299,950**



**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 double glazed entrance door, staircase rising to first floor with useful cupboard under. Doors to Kitchen and Living Room. Radiator.

**LIVING ROOM/DINING ROOM** 18'3" x 9'10" (5.56 m x 2.99 m) narrowing in part to 2.73m (9'11") A dual aspect room with double glazed window to rear and double glazed double French doors to the rear garden. Two radiators.

**FITTED KITCHEN** 10'10" x 7'7" (3.30 m x 2.30 m) with double glazed window to rear. Fitted with a matching range of natural finish wall and base units with drawers, roll edge work surfaces with tiled splashbacks and inset single drainer sink unit with mixer tap. Fitted oven with electric hob and extractor fan over. Plumbing for automatic washing machine and radiator.

**FIRST FLOOR LANDING** with built-in storage cupboard.

**BEDROOM ONE** 11'0" x 9'3" (3.35 m x 2.82 m) with double glazed window to rear, radiator and air conditioning unit.

**BEDROOM TWO** 11'1" x 8'4" (3.37 m x 2.53 m) with double glazed window to rear. Radiator.

**BATHROOM** with double glazed window to front. Fitted with a three piece suite comprising panel enclosed bath with twin grips, mixer tap and shower attachment, pedestal wash hand basin with tiled surrounds and close coupled WC. Shaver point and wall mounted electric heater.

**EXTERIOR** The property lies in an enviable position at the very end of the cul-de-sac with wonderful views towards Ely Cathedral. To the front it is set back behind a paved front garden. Two allocated parking spaces to rear and visitor parking to front.

To the rear is an enclosed garden which is mainly laid to lawn with two patio areas, pathway and timber shed.

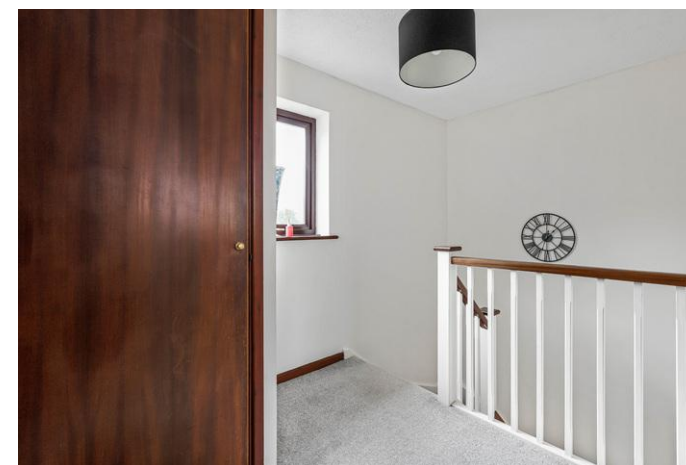
**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** To follow

**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** MJW-7384





**Approximate Gross Internal Area 648 sq ft - 60 sq m**  
 Ground Floor Area 324 sq ft - 30 sq m  
 First Floor Area 324 sq ft - 30 sq m



**PINK PLAN**

Plans drawn in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd strives for 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 representative purposes only and no guarantee is given on the total square footage of the property within this plan. The figure 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.