



Barton Road, Ely, Cambridgeshire CB7 4HZ

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A beautifully presented and recently extended two double bedroom detached home situated in one of Ely's most sought after locations close to the City centre, Cathedral and railway station. No upward chain.

- Open Plan Kitchen/Dining Room
- Living Room
- Utility Room
- Downstairs Cloakroom
- Two Bedrooms, One with Ensuite
- Bathroom
- Enclosed Rear Garden
- Driveway and Off-Road Parking

Guide Price: £595,000



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 Door with stained glass windows to front aspect. Attractive tiled flooring, stairs rising to first floor with understairs storage cupboard and further storage cupboard.

LIVING ROOM 14'1" x 13'7" (4.30 m x 4.15 m) With double glazed bay window with feature stain glass overlooking King's School sports playing fields. Fireplace, alcove storage cupboard with shelving and radiator.

KITCHEN/DINING ROOM 19'9" x 19'8" (6.03 m x 6.00 m) Kitchen area- fitted with a range of matching units including low level units and drawers, fitted double electric oven, hob and extractor fan above, integrated fridge freezer, single sink and drainer, double glazed window to rear aspect and door to rear garden. Underfloor heating. Dining area- with double glazed French doors to rear garden and double glazed window to side aspect. Alcove with shelving and low level bespoke fitted cupboards.

UTILITY ROOM 9'5" x 7'3" (2.88 m x 2.20 m) With single sink, low level storage cupboards, plumbing for utilities and door leading to rear garden.

GROUND FLOOR SHOWER ROOM With corner shower cubicle, low-level WC, vanity wash basin, heated towel rail and double glazed window to rear aspect. Underfloor heating.

FIRST FLOOR LANDING

BEDROOM ONE 16'8" x 13'9" (5.07 m x 4.19 m) With built-in wardrobes, additional storage cupboard, radiator, spotlighting and electric fan. Two double glazed windows to front aspect, one of which with stained glass over-looking sports playing fields.

EN-SUITE With tiled shower cubicle, low level WC, wash hand basin, heated towel rail and double glazed window to side aspect. Underfloor heating.

BEDROOM TWO 11'6" x 10'1" (3.50 m x 3.08 m) With double glazed window to rear aspect and radiator.

BATHROOM Panel bath with shower above, low level WC, wash hand basin and double glazed window to rear aspect.

EXTERIOR The property benefits from a block paved driveway to front aspect extending to the rear providing ample off-road vehicular parking. Rear consisting of lawn, well established borders with a variety of plants and shrubs and furthermore timber summerhouse and storage shed.

Tenure - The property is Freehold

Council Tax - Band

EPC (0/0) TBC

Viewing - By Arrangement with Pocock & Shaw
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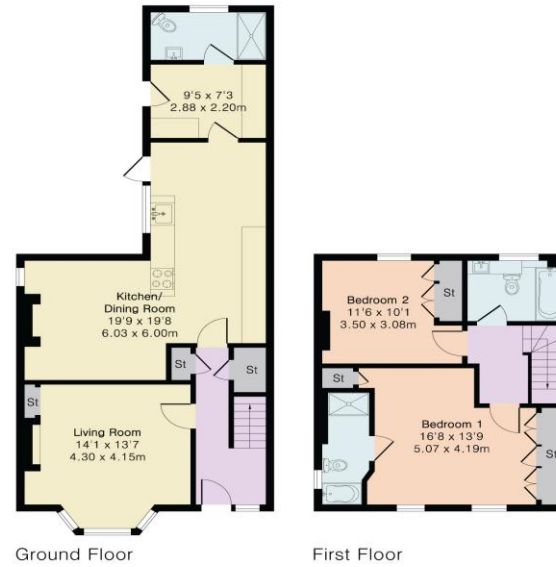




Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.



Approximate Gross Internal Area 1190 sq ft - 111 sq m
 Ground Floor Area 717 sq ft – 67 sq m
 First Floor Area 473 sq ft – 44 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.

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