



Victoria Street, Ely, Cambridgeshire CB7 4BL

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Situated within a central City location, this two bedroom property is being marketed with the advantage of no upward chain. Accommodation comprising kitchen, living room/diner, two bedrooms, updated bathroom, enclosed rear garden and two parking spaces.

- No Upward Chain
- Central City Location
- Entrance Hall
- Kitchen
- Living/Dining Room
- Two Bedrooms
- Updated Bathroom
- Enclosed Rear Garden
- Two Parking Spaces

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.

ENTRANCE HALL Door to front aspect.

KITCHEN 8'4" x 7'10" (2.54 m x 2.40 m) Single stainless steel sink with drainer, fitted with a range of matching base and wall units, fitted electric oven, gas hob with extractor hood above, plumbing for utilities and double glazed window to front aspect.

LOUNGE/DINER 17'3" x 11'8" (5.26 m x 3.56 m) French doors to rear aspect, stairs rising to first floor.

FIRST FLOOR LANDING

BEDROOM ONE 11'8" x 8'4" (3.56 m x 2.54 m) Double glazed window to front aspect.

BEDROOM TWO 11'8" x 9'1" (3.56 m x 2.76 m) Double glazed window to rear aspect.

BATHROOM Fully tiled suite with panel bath, shower above, low level WC, wash hand basin and heated towel rail.

EXTERIOR Property benefits from two parking spaces to the rear, gated access leads to fully enclosed garden.

Tenure The property is Freehold

Council Tax Band B

EPC TBC (0/0)

Viewing By Arrangement with Pocock & Shaw
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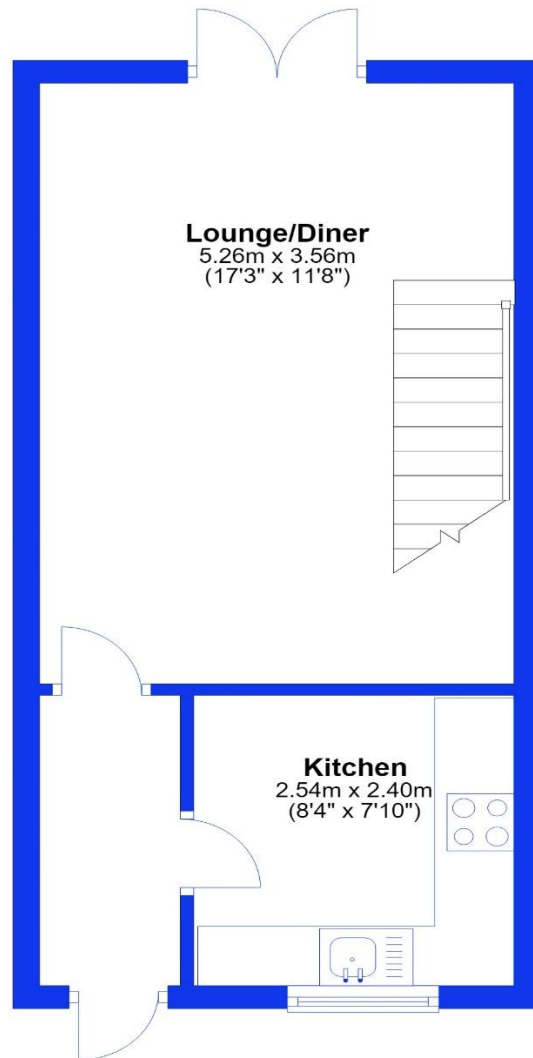
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (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.

Ground Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 56.2 sq. metres (605.4 sq. feet)