



Columbine Road, Ely, Cambridgeshire CB6 3WR

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A charming two bedroom first time buyer link-detached house nestled in a private cul-de-sac on a generous plot just off Columbine Road and ideally situated close to the Isle of Ely Leisure Park and less than a mile from the centre of Ely.

- Entrance Hall & Cloakroom
- Fitted Kitchen
- Living Room/Dining Room
- Conservatory
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Ideal for First Time Buyers

Guide Price: £275,000



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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL with entrance door to front, useful storage cupboard with shelving, vinyl flooring and radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Opaque double glazed window to front aspect, wall mounted fuse box, wall mounted gas boiler, vinyl flooring and radiator.

KITCHEN 7'11" x 6'7" (2.42 m x 2.00 m) with double glazed window to rear aspect. Fitted with a range of base and wall units with work surfaces over and inset 1 & 1/2 sink unit with mixer tap. Built-in four ring gas hob with extractor canopy over, built-in single oven, plumbing for washing machine, space for fridge freezer.

LIVING ROOM/DINING ROOM 15'2" x 13'0" (4.62 m x 3.95 m) with staircase rising to first floor with storage recess under and built-in cupboard. Radiator. Double glazed window to rear and double glazed double French doors opening to:-

CONSERVATORY 14'0" x 7'6" (4.27 m x 2.28 m) with polycarbonate roof and of double glazed construction with doors opening to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 13'0" x 8'0" (3.95 m x 2.45 m) with double glazed window to rear aspect. Radiator.

BEDROOM TWO 13'0" x 8'4" (3.95 m x 2.55 m) with double glazed window to rear aspect. Radiator. Built-in storage cupboard.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Opaque double glazed window to rear aspect, radiator, vinyl flooring and tiled splash backs.

EXTERIOR The property is nestled in a corner plot location with off road parking for two vehicles.

The rear garden is an excellent size, it is fully enclosed by wood panel fencing and predominantly laid to lawn with plant and shrub borders, slate bed and patio directly from the property.

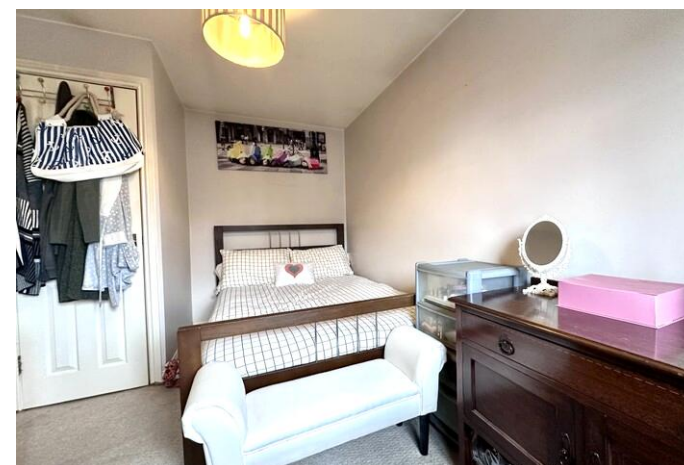
Tenure The property is Freehold

Council Tax Band B

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW-7145





Total area: approx. 64.6 sq. metres (695.5 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.