



High Barns, Ely, Cambridgeshire CB7 4RP

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A well appointed three bedroom semi-detached house with off-street parking, rear garden and the added benefit of no upward chain.

- Three Bedrooms
- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Breakfast Room
- Bathroom
- Enclosed Rear Garden
- Parking for Two Vehicles
- No Upward Chain

Guide Price: £250,000



ENTRANCE HALL Side entrance door leading into the entrance hall, with ceramic tiled floor and staircase rising to first floor. Doors to bathroom, living room and kitchen/breakfast room.

LIVING ROOM 17'0" x 9'11" (5.17 m x 3.02 m) With two windows to front, two radiators and useful understairs cupboard also housing the wall mounted gas fired boiler serving the central heating and hot water systems.

KITCHEN/BREAKFAST ROOM 14'10" x 8'2" (4.51 m x 2.50 m) With window to rear overlooking the garden. Fitted with a comprehensive range of white gloss fronted wall and base units with roll edge work surfaces over. Integrated fridge and electric oven with four ring gas hob and extractor hood over. One and 1/3 bowl sink unit with mixer tap, plumbing and space for automatic washing machine and slimline dishwasher (subject to measurements). Built in cupboard with linen shelves, also housing the hot water cylinder. Radiator and door to exterior.

BATHROOM With window to rear and suite in white, comprising panel enclosed bath with twin grips mixer tap and hand shower attachment. Pedestal wash handbasin and tiled surround. Tiled floor and radiator.

FIRST FLOOR LANDING With window to front, radiator and hatch to roof space.

FRONT BEDROOM ONE 11'10" x 9'11" (3.60 m x 3.02 m) Featuring fitted furniture to one wall comprising three double wardrobes. Two windows to front. Radiator.

BEDROOM TWO 10'0" x 10'2" (3.04 m x 3.11 m) With window to rear. Radiator.

BEDROOM THREE With window to rear. Radiator.

CLOAKROOM With window to side and suite comprising corner wash hand basin, WC and radiator. Tiled surrounds to dado height.

EXTERIOR The property is set back from the road behind a frontage which is mainly tarmacked and provides hardstanding for two average size vehicles. A pathway runs adjacent to the property which in turn leads to the front door and beyond this, access to the rear garden.

The rear garden consists of a paved patio from the house beyond which is laid to lawn with several conifers and shrubs. There is also an attached outbuilding consisting of two sheds, both with power. Beyond this is a bin store.

Tenure The property is Freehold

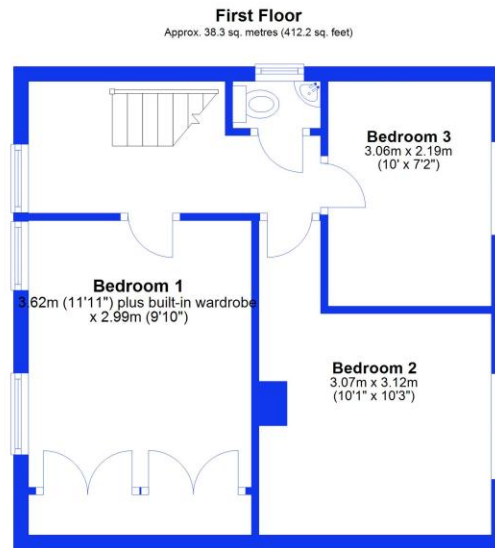
Council Tax Band B

EPC (0/0) TBC

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

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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. (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.