



Red Admiral Street, Ely, Cambridgeshire
CB7 4FU
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Residential sales, lettings & management

45 Red Admiral Street, Ely, Cambridgeshire, CB7 4FU

A newly built three-bedroom semi-detached house with integrated appliances in kitchen, fitted wardrobes in two bedrooms, and two allocated parking spaces. Available Immediately.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FITTED KITCHEN/DINER
- BEDROOM ONE WITH EN-SUITE SHOWER
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES

Rent: £1,600 PCM

Deposit: £1846.00



ENTRANCE HALL Amtico flooring, radiator and understairs storage cupboard. Stairs rising to first floor.

CLOAKROOM Comprising low level WC, wash basin and radiator.

SITTING ROOM 15'11" x 11'0" (4.84 m x 3.35 m) Window facing front aspect, radiator.

KITCHEN/DINER 18'2" x 11'5" (5.53 m x 3.47 m) One and a half bowl single drainer stainless steel sink unit. Range of base and drawer units with working surfaces over and matching range of wall mounted cupboards. Integrated fridge/freezer and dishwasher. Electric hob with splashback and extractor over. Built in double oven. Utility cupboard with plumbing for washing machine and space for tumble dryer.

LANDING Window facing side aspect, radiator, cupboard house gas boiler.

BEDROOM ONE 13'7" x 11'3" (4.13 m x 3.42 m) Window facing front aspect, radiator, range of fitted wardrobes.

EN-SUITE SHOWER ROOM Fully tiled shower cubicle, low level WC, wash basin and heated towel rail.

BEDROOM TWO 11'9" x 9'3" (3.58 m x 2.81 m) Window facing rear aspect, radiator, fitted wardrobes.

BEDROOM THREE 8'8" x 8'7" (2.64 m x 2.62 m) Window facing rear aspect. Radiator.

FAMILY BATHROOM Comprising panel bath with shower over. Low level WC, wash basin and heated towel rail.

EXTERIOR Enclosed rear garden. Laid to lawn, patio and timber garden shed. To the front of the property are two allocated parking spaces.

NOTES: EPC Rating: B (85).
Council Tax Band: TBC.
The property is Non Managed.
The Landlord may accept a pet.

REF JVD/6759

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