



**Sycamore Lane, Ely, Cambridgeshire CB7 4TP**

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## 45 Sycamore Lane, Ely, Cambridgeshire, CB7 4TP

A one bedroom house with allocated parking situated a little over a mile from the City Centre. Unfurnished and fully managed property. No pets. Minimum 12 month let. EPC E. Available early August.

- Living Room
- Fitted Kitchen with Appliances
- Master Bedroom with Built-In Wardrobes
- Bathroom
- Double Glazing
- Electric Heating
- Off Road Allocated Parking

**RENT: £900 PCM**

**DEPOSIT: £1038.00**



## ENTRANCE DOOR LEADING TO:

**LIVING ROOM** With double glazed window facing side aspect, staircase rising to First Floor. Archway through to;

**KITCHEN** 7'3" x 6'3" (2.20 m x 1.90 m) Stainless sink unit, range of base units with working surfaces over and matching range of wall cupboards, washer/dryer, dishwasher and fridge/freezer. Double glazed window facing front aspect.

## FIRST FLOOR

### LANDING

**BATHROOM** White suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Opaque double glazed window facing front aspect.

**BEDROOM** 8'2" x 13'9" (2.50 m x 4.20 m) Dual aspect with Double glazed window to front and side aspect, built in wardrobe and airing cupboard.

**OUTSIDE** Front garden, off road allocated parking.

**Notes** Fully managed property. No pets

**Council Tax** Band A

**EPC** E(48/89)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** JVD/4860



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.