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Upherds Lane, Ely, Cambs CB6 1BA

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Residential sales, lettings & management

8A Upherds Lane, Ely, Cambs, CB6 1BA

A modern and spacious detached house located close to the City centre offering four bedrooms all with ensembles, and open-plan ground floor living accommodation. EPC C (80). Council Tax Band F. Available from 20th December 2024.

- ENTRANCE HALL
- CLOAKROOM
- STUDY/PLAYROOM
- OPEN PLAN KITCHEN, DINING, LIVING ROOM
- UTILITY ROOM
- GROUND FLOOR BEDROOM WITH ENSUITE
- THREE FIRST FLOOR BEDROOMS EACH WITH ENSUITE
- GAS CENTRAL HEATING
- REAR GARDEN
- OFF ROAD PARKING

Rent: £2800 PCM
Deposit: £3230



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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 Double glazed windows to one side, ceramic tiled floor, underfloor heating, open plan wood and chrome staircase leading to first floor.

CLOAKROOM Comprising wash hand basin with cupboard below, low level WC, tiled surrounds, underfloor heating.

STUDY/PLAYROOM 10' 7" x 8' 0" (3.24m x 2.44m) Double glazed window to side aspect, underfloor heating, downlighters.

BEDROOM FOUR - GROUND FLOOR 12' 0" x 10' 2" (3.67m x 3.11m) Double glazed French doors to front, underfloor heating, downlights, door to:

ENSUITE SHOWER ROOM Comprising tiled shower cubicle, vanity unit with basin, low level WC, tiled floor, window to side aspect.

OPEN PLAN LIVING ROOM/KITCHEN 24' 6" x 23' 3" (7.47m x 7.11m) Double glazed windows to side and rear, 2 x French door to side, tiled and carpeted flooring, downlighters. Kitchen area comprising 1 1/2 single drainer sink unit, range of base units with work surfaces over, four ring gas hob with extractor over, electric oven and warming drawer, Bosch dishwasher. Central island with drawer and base units and stone work surface.

UTILITY ROOM 7' 4" x 5' 2" (2.25m x 1.60m) Sink unit with cupboards below, work surfaces, space for washing machine, under counter fridge, tiled floor, Valiant gas boiler, glazed door to side. Door to large airing cupboard with hot water cylinder.

FIRST FLOOR LANDING Galleried landing with glass and chrome balustrades. Velux window, downlighters, large storage cupboard with radiator.

MASTER BEDROOM 22' 3" x 10' 2" (6.80m x 3.10m) French doors to Juliet balcony facing front. Radiator, downlighters

DRESSING AREA With radiator and window.

ENSUITE BATHROOM Panel bath, tiled shower cubicle with drencher head and hand shower attachment. Vanity unit with basin and cupboards, low level WC. Tiled surrounds, heated towel rail and downlighters.

BEDROOM TWO 13' 8" x 12' 0" (4.19m x 3.68m) French doors to Juliet balcony facing rear. Radiator, downlighters, door to:

ENSUITE Comprising vanity unit with basin, further vanity unit and low level WC, tiled shower cubicle, heated towel rail, window to side, tiled floor and downlighters.

BEDROOM THREE 16' 1" x 15' 0" (4.91m x 4.59m) French door with Juliet balcony facing rear. Radiator, downlighters

ENSUITE Comprising tiled shower cubicle, vanity unit with basin, low level WC, window, tiled floor, heated towel rail, downlighters.

REAR GARDEN Laid to lawn with patio area and decking. Outside lights.

FRONT EXTERIOR Shared gravel driveway with parking for several vehicles dependent on size.

NOTES:

This is a Non-Managed Property.
Unfortunately pets cannot be considered.
EPC Rating: C 80
COUNCIL TAX: Band F

VIEWING By appointment with Pocock & Shaw
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REF JVD/5862





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

