



**Allen Road, Ely CB7 4GR**

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## 18 Allen Road, Ely, Cambridgeshire, CB7 4GR

A three bedroom modern end of terrace town house situated approx. 1 mile from the city centre. Master bedroom with dressing room and ensuite shower room, garage in block. Unfurnished and fully managed property. Minimum 12 month let. EPC C. Available late November.

- Entrance Hall
- Cloakroom
- Kitchen
- Living Room
- Three Bedrooms
- En-Suite and Dressing Room to Master Bedroom
- Family Bathroom
- Enclosed Rear Garden
- Garage & Parking

**RENT: £1350 PCM**  
**DEPOSIT: £1557**



**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** Door to front aspect, stairs rising to first floor, radiator. Door leading to;

**Cloakroom** With low level w.c., wash hand basin and radiator.

**Kitchen** 12'10" x 6'3" (3.90 m x 1.90 m) One and a half bowl sink unit and drainer and mixer taps, fitted range of wall and base units with working surfaces over, electric oven with 4-ring gas hob over, extractor fan, plumbing for washing machine, space for fridge/freezer and integrated dishwasher. Window facing front aspect

**LIVING ROOM** 17'1" x 11'6" (5.20 m x 3.50 m) Double French doors leading to rear garden, under stairs storage cupboard, radiator.

**FIRST FLOOR** Landing

**BEDROOM TWO** 13'1" x 11'6" (4.00 m x 3.50 m) Window facing rear aspect. Radiator

**BEDROOM THREE** 0'0" x 0'0" (0.00 m x 0.00 m) Window facing front aspect. Radiator

**BATHROOM** Suite comprising low level w.c., pedestal wash hand basin, bath with shower over.

## SECOND FLOOR

**MASTER BEDROOM** 13'1" x 11'2" (4.00 m x 3.40 m) Double aspect room radiator doorway leading through to;

**DRESSING ROOM** 10'6" x 4'7" (3.20 m x 1.40 m) Fitted wardrobes with hanging rail and shelving, pull down ladder leading to loft space

**ENSUITE SHOWER ROOM** Tiled shower cubicle, low level w.c., pedestal wash hand basin, radiator.

**EXTERIOR** Fully enclosed rear garden which is mainly lawned with patio area and a variety of shrubs, gated access leading to single garage.

**GARAGE IN BLOCK** With up and over door, and parking space in front of garage. The garage for this house is the far right of the block.

**COUNCIL TAX** Band C

**EPC RATING** C (77/81)

**RESTRICTIONS** No smokers, no pets.

**Viewing** By Arrangement with Pocock & Shaw  
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[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** JVD-4989



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.