



Collier Close, Ely, Cambridgeshire, CB6 3WX

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6 Collier Close, Ely, Cambridgeshire CB6 3WX

A beautifully presented four bedroom detached family home situated in a much sought after residential area close to St. Johns school. EPC C (75). Available Mid-February 2024. Minimum 12 Month Let.

- Detached Family Home
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Gas Central Heating & Double Glazing
- Driveway Parking, Car Port & Single Garage
- Enclosed Rear Garden

Rent: £1,750 PCM

Deposit: £2019



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 with staircase rising to first floor with useful storage cupboard under, wood flooring, radiator, door to:-

SITTING ROOM 15'11" x 11'2" (4.85 m x 3.40 m) with double glazed window to front aspect and doors opening to dining room. Wood flooring.

DINING ROOM 10'6" x 9'2" (3.19 m x 2.80 m) with patio doors opening to rear garden, wood flooring, radiator, dimmer switch, door to kitchen, serving hatch/breakfast bar.

KITCHEN/BREAKFAST ROOM 14'1" x 10'0" (4.30 m x 3.05 m) with double glazed window to rear aspect, personal door to rear garage. Fitted with an attractive range of wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap over and tiled splashbacks. Five ring gas hob with built-in double oven under and extractor canopy over. Plumbing for washing machine and dishwasher, space for American style fridge/freezer (subject to measurements), ceramic tiled flooring and full length radiator.

CLOAKROOM Fitted with an attractive two piece suite comprising low level WC and wash hand basin. Opaque double glazed window to side aspect, heated towel rail, tiled splashbacks, ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft, airing cupboard housing water cylinder, radiator.

BEDROOM ONE 13'1" x 11'0" (4.00 m x 3.35 m) with double glazed window to front aspect, radiator, laminate flooring, built-in four door wardrobe with overhead storage and hanging space, door leading to:-

ENSUITE SHOWER ROOM Fitted with an attractive three piece suite comprising low level WC, vanity unit with inset wash hand basin and double shower cubicle. Fully tiled surrounds, heated towel rail, opaque double glazed window to side aspect, ceramic tiled flooring.

BEDROOM TWO 17'3" x 13'3" (5.25 m x 4.05 m) with two double glazed windows to front aspect, two radiators, bespoke 8 door fitted wardrobe with overhead storage and hanging space, built-in storage into eaves.

BEDROOM THREE 13'0" x 11'4" (3.95 m x 3.45 m) with double glazed window to rear aspect. Four door wardrobes with overhead storage and hanging space, laminate flooring, radiator.

BEDROOM FOUR 8'2" x 7'5" (2.50 m x 2.27 m) with double glazed window to front aspect, radiator, laminate flooring.

FAMILY BATHROOM Fitted with a fully tiled four piece suite comprising low level WC, vanity unit with inset wash hand basin, panel enclosed bath and single shower cubicle. Heated towel rail, opaque double glazed window to rear aspect, ceramic tiled flooring.

EXTERIOR To the front there are established plant and shrub borders with pathway to front door. Adjacent driveway leads to the car port and single garage to the side. The car port in turn leads to the rear garden which is fully enclosed by wood panel fencing and offers a good level of privacy. The garden is predominantly laid to lawn with a large patio area. The single GARAGE has a personal door leading to the car port, up and over door, power and lighting.





NOTES

The property is Fully Managed.
Minimum 12 Month Let.
Council Tax Band D
EPC (75/86)

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Ref JVD-6866

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