



Lynn Road, Ely, Cambridgeshire, CB6 1DE

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80b Lynn Road, Ely, Cambridgeshire, CB6 1DE

A newly decorated and well presented three bedroom semi-detached home with off road parking, situated close to the City centre. EPC C (72). Available Immediately. Minimum 12 Month Let.

- Entrance Porch
- Open Plan Living Room & Dining Room
- Kitchen
- Three bedrooms
- Family Bathroom
- Rear Courtyard Garden
- Off Road Parking
- Gas Central Heating
- Minimum 12 Month Let

Rent: £1,350 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 PORCH With separate spacious cloaks cupboard.

LIVING ROOM 15'9" x 13'1" (4.80 m x 4.00 m) Bright, open plan living area with laminate flooring throughout and double glazed window to front aspect. Radiator. Stairs to the first floor.

DINING ROOM 10'10" x 7'10" (3.30 m x 2.40 m) Opening from the living area with laminate flooring throughout. Double glazed French doors opening to rear courtyard. Radiator. Leading to:

KITCHEN 10'2" x 7'7" (3.10 m x 2.30 m) with double glazed window to rear aspect and door to side. Fitted with a range of wall and base units with work surfaces over with matching upstands and inset single drainer sink unit with mixer tap over. Four ring gas hob. Integrated electric oven. Laminate flooring.

FIRST FLOOR LANDING with built-in airing cupboard.

BEDROOM ONE 12'2" x 8'10" (3.70 m x 2.70 m) with double glazed window to front aspect, laminate flooring, radiator.

BEDROOM TWO 11'6" x 7'7" (3.50 m x 2.30 m) with double glazed window to rear aspect, laminate flooring, radiator.

BEDROOM THREE 7'7" x 6'3" (2.30 m x 1.90 m) Storage cupboard over stair space, double glazed window to front aspect, laminate flooring, radiator.

FAMILY SHOWER ROOM Fitted with a two piece white suite comprising low level WC and wash hand basin with vanity unit. Enclosed shower cubicle with thermostatic shower. Window to rear aspect. Radiator and laminate flooring.

EXTERIOR To the front of the property is a gravelled driveway providing off road parking for several vehicles. The stones on the driveway are a joint responsibility between 80 and 80b Lynn Road. The rear courtyard is paved with raised plant borders.

EPC RATING C (72)

COUNCIL TAX BAND Band C

NOTES Minimum 12 Month Let.
The property is Fully Managed.

Viewing By Arrangement with Pocock & Shaw
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Ref JVD-6764





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