



Cambridge Road, Ely CB7 4HJ

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65 Cambridge Road, Ely, CB7 4HJ

A well presented two bedroom mid terraced house situated close to the city centre and within walking distance of the train station. Unfurnished and fully managed property. Minimum 12 Month Let. EPC Rating E. Available immediately.

- SITTING ROOM
- DINING ROOM
- FITTED KITCHEN
- TWO BEDROOMS
- FIRST FLOOR BATHROOM
- ELECTRIC RADIATOR HEATING
- DOUBLE GLAZING
- COURTYARD GARDEN
- MINIMUM 12 MONTH LET

RENT: £1,100 PCM

DEPOSIT: £1269



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.

SITTING ROOM 10'10" x 10'2" (3.30 m x 3.10 m) Double glazed bay window to front aspect, Radiator. Ornate fireplace with pinewood surround (NOT IN USE). Laminate flooring.

DINING ROOM Double glazed window facing rear aspect, radiator, understairs storage cupboard. Fireplace with brick surround and raised quarry tiled hearth (NOT IN USE).

KITCHEN Fitted with a range of base and drawer units with working surfaces above. One and a half bowl single drainer stainless steel sink unit. Space for washing machine and upright fridge/freezer. Newly fitted electric cooker with extractor hood over. Double aspect room with double glazed windows facing side and rear aspects. Partially glazed door to rear courtyard garden.

INNER HALL Staircase rising to first floor.

FIRST FLOOR LANDING

BEDROOM ONE Double glazed window facing front aspect, radiator. Built in wardrobe cupboard.

BEDROOM TWO Double glazed window facing rear aspect. Radiator, range of fitted cupboards housing hot water cylinder, electric boiler and storage space.

BATHROOM Comprising panel bath with drencher shower head over and further hand held shower attachment. Wash basin with vanity cupboards below, low level WC and heated towel rail. Laminate flooring.

COUNCIL TAX Band B

EPC RATING E(39/66)

REF JVD/6444

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Ref JVD-6444



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.