



**River Close, Mepal, Ely, Cambs CB6 2AN**

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## 4 River Close, Mepal, Ely, Cambridgeshire CB6 2AN

A spacious and well presented, two double bedroom, semi-detached bungalow situated in a small cul de sac near to the village centre, with double garage and off-road parking. EPC E. Council Tax Band B. Available Immediately.

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- 2 DOUBLE BEDROOMS
- BATHROOM & WC
- GAS CENTRAL HEATING
- DOUBLE GARAGE & PARKING
- FRONT & REAR GARDENS

**Rent: £1000 PCM**

**Deposit: £1153**



**MEPAL** is a small, attractive, village which is situated about 8 miles from Ely, 17 miles from Cambridge and 4 miles from Chatteris. There is a primary school and shop in the village.

**EXTERIOR** To the front of the property are well stocked borders and lawn with pathway leading to the rear garden with patio, vegetable patch, lawn, shed, double garage and off road parking.

**ENTRANCE HALL** With double glazed door, loft access, radiator.

**DINING ROOM** 10'10" x 10'10" (3.30 m x 3.30 m) with double glazed patio doors to rear garden and archway to:

**SITTING ROOM** 12'10" x 11'10" (3.90 m x 3.60 m) With double glazed bay window to front aspect. Feature coal effect gas fire, radiator and storage cupboard.

**KITCHEN** 10'6" x 9'2" (3.20 m x 2.80 m) With window to side aspect. Fitted with a matching range of wall and base units with drawers, work surfaces over with inset sink unit. Tiled splashbacks. Built in electric single oven and gas hob, space and plumbing for washing machine, space for fridge, space for freezer and tiled floor. Radiator.

**WC** with low level WC and tiled floor.

**CONSERVATORY** 9'2" x 5'7" (2.80 m x 1.70 m) with tiled floor and door to rear garden.

**BATHROOM** fully tiled with two piece white suite comprising bath with electric shower over and wash hand basin, tiled floor and airing cupboard.

**BEDROOM 1** 12'10" x 9'10" (3.90 m x 3.00 m) With window to rear aspect. Radiator.

**BEDROOM 2** 9'10" x 9'10" (3.00 m x 3.00 m) With window to front aspect. Radiator.

**NOTES** This is a non-managed property.  
EPC E (51/81).

Council Tax Band B.

Unfortunately pets are not permitted.

**Viewing** By Arrangement with Pocock & Shaw

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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. (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.