



14 Church Lane, Ely, Cambs CB7 4JG

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A modern three bedroom semi-detached house located in a central position in the heart of the City. EPC D (66). Available Early March 2025. Min 12 Month Let.

- Entrance Hall
- Cloakroom / Utility Room
- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Air Source Heating
- Enclosed Rear Garden
- One Allocated Parking Space
- Central Location

Rent: £1,300 PCM

Deposit: £1,500



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.

ENTRANCE HALL Storage cupboard.

CLOAKROOM / UTILITY Comprising low level WC and wash basin. Plumbing for washing machine and wall mounted boiler.

LIVING ROOM 18'1" x 13'1" (5.50 m x 4.00 m) French doors to rear garden and stairs rising to first floor.

KITCHEN 8'10" x 7'7" (2.70 m x 2.30 m) Range of base unit with work surfaces over, matching wall mounted cupboards, built in double oven, hob and extractor.

BEDROOM ONE 10'2" x 9'6" (3.10 m x 2.90 m)

BEDROOM TWO 9'6" x 9'2" (2.90 m x 2.80 m)

BEDROOM THREE 9'6" x 6'11" (2.90 m x 2.10 m)

BATHROOM Comprising P shaped bath with shower over, twin wash basins, low level WC.

EXTERIOR Feature wall, patio area with artificial lawn. Gate leading to one allocated parking space.

NOTES This is a Non-Managed Property.

Council Tax Band B

EPC Rating D (66)

Unfortunately pets cannot be considered at this property.

Minimum 12 Month Let

VIEWING By appointment with Pocock & Shaw

Tel: 01353 668091 Email: ely@pocock.co.uk

Ref JVD/6047





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.