



**Columbine Road, Ely, Cambs**  
**CB6 3WN**  
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## 58 Columbine Road, Ely, Cambs, CB6 3WN

A two-bedroom mid terrace house with conservatory and rear garden situated in this popular residential area. Council Tax Band B. EPC C (72). Available Immediately.

- Sitting Room
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Rear Garden
- Allocated Parking Space
- Gas Central Heating

**Rent: £1,150 PCM**

**Deposit: £1326**



**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 stairs rising to the first floor, radiator and door to:-

**SITTING ROOM** 16'8" x 8'1" (5.08 m x 2.46 m) with window to front aspect, wood effect flooring, radiators and feature fireplace.

**KITCHEN** 11'9" x 8'0" (3.58 m x 2.44 m) Comprehensively fitted with a matching range of wall and base units and drawers with work surfaces over and inset 1 1/4 bowl sink unit with mixer tap and drainer. Tiled splashbacks. Fitted single electric oven and gas hob, space and plumbing for washing machine and space for fridge/freezer. Wall mounted gas fired boiler. Window to rear aspect and door leading to the conservatory. Tiled floor and radiator.

**CONSERVATORY** 9'2" x 7'0" (2.79 m x 2.13 m) With wood effect flooring and French doors opening on the rear garden. Radiator.

**FIRST FLOOR LANDING** with built-in airing cupboard.

**BEDROOM ONE** 11'8" x 8'9" (3.56 m x 2.67 m) With window to front aspect, built-in wardrobe and radiator.

**BEDROOM TWO** 10'10" x 6'9" (3.30 m x 2.06 m) with window to rear aspect, airing cupboard and radiator.

**BATHROOM** Fitted with a three piece matching suite comprising WC, pedestal wash hand basin and panelled bath with shower over. Tiled splashbacks, vinyl flooring and radiator.

**EXTERIOR** The rear garden is paved with raised flower beds and decked area.  
Allocated parking space to the front.

**NOTES** Council Tax Band B  
EPC Rating: C (72).

This is a non-managed property.

**VIEWINGS** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
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**REF** JVD/6669







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.