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Chelmer Way, Ely, CB6 2WS

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**pocock & shaw**  
Residential sales, lettings & management

## 4 Chelmer Way, Ely, CB6 2WS

A modern three bedroom semi-detached house situated in a popular residential area and close to schools offering ensuite shower to principal bedroom and enclosed courtyard style garden. This property is owned by a member of Pocock & Shaw.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- COURTYARD STYLE GARDEN
- GARAGE

**£1400 PCM Deposit £1615.00**  
**Available Mid-October 2023**



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** With front door, staircase to first floor, wood effect laminate flooring, radiator.

**CLOAKROOM** Comprising low level WC, wash basin with tiled splashbacks, radiator.

**SITTING ROOM** 13' 9" x 11' 8" (4.20m x 3.57 m) Double glazed bay window to front, double glazed patio doors leading to garden, two radiators.

**KITCHEN** 8' 5" x 7' 2" (2.57m x 2.19m) Double glazed window to front aspect,. Fitted with a matching range of wall and base units with drawers and working surfaces over. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Space for fridge/freezer and plumbing for dishwasher and washing machine. Ceramic tiled floor.

**DINING ROOM** 13' 9" x 7' 9" (4.20m x 2.37 m) Double window to front and double glazed window to side aspect.

Wood effect laminate flooring, radiator.

#### FIRST FLOOR

**LANIDNG** Built in airing cupboard.

**PRINCIPAL BEDROOM** 10' 8" x 9' 9" (3.27m x 2.99 m) Double glazed window overlooking rear garden, radiator, door to:

**ENSUITE SHOWER ROOM** Double glazed window to front aspect, fully tiled double shower cubicle, wash hand basin with built in storage cupboard below. Low level WC and radiator.

**BEDROOM TWO** 13' 9" x 7' 8" (4.20m x 2.36 m) Double glazed windows to front and side aspects, radiator.

**BEDROOM THREE** 7' 4" x 7' 1" (2.24m x 2.16m) Double glazed window, radiator.

**FAMILY BATHROOM** Comprising bath with mixer taps, wash hand basin, low level WC, tiled splashbacks and radiator.

**EXTERIOR** Front garden is gravelled with wrought iron fencing and gated access to front door.

Offering a good level of privacy, the rear garden is enclosed with wood panelling and brick walling. Large terrace and gravelled areas.

**GARAGE** With up and over door, parking space in front of garage

**RESTRICTIONS** No smokers, no sharers. May consider a pet.

**COUNCIL TAX** Band C      **EPC RATING** C 73

**VIEWING** By appointment with Pocock & Shaw  
Tel: 01353 668091 Email: ely@pocock.co.uk

**REF** JVD/5035.

This is a Managed Property.





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

