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Ship Lane, Ely, CB7 4BB

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Residential sales, lettings & management

## Ship Lane, Ely, Cambridgeshire, CB7 4BB

A modern townhouse which is situated in a delightful location close to the River Ouse and the Maltings, with views over Jubilee Gardens. Located within walking distance of the Railway Station and City Centre.

- Entrance Hall & Cloakroom
- Fitted Kitchen & Living Room
- Two First Floor Bedrooms
- Study
- Family Bathroom
- Second Floor Bedroom with En-Suite Shower Room
- Rear Garden & Parking Space
- Minimum 12 Month Let

**Rent: £1,650 PM Deposit: £1730**  
**Unfurnished – Non managed**





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.

**CLOAKROOM** With pedestal wash basin, low level WC, part tiled walls, tiled floor and radiator.

**LIVING ROOM** 14'5" x 14'5" (4.40 m x 4.40 m) Double glazed double doors leading to patio garden, radiator.

**KITCHEN** 10'2" x 7'3" (3.10 m x 2.20 m) Fitted with a range of base units with work surfaces over and matching range of wall mounted cupboards. Franke stainless steel sink with mono tap and black granite drainer. Built in appliances include washing machine, dishwasher, 5 ring gas hob with extractor over, fridge/freezer and Bosch microwave. Window facing front aspect.

**FIRST FLOOR** Landing, airing cupboard and staircase to 2nd floor.

**BEDROOM TWO** 10'2" x 7'7" (3.10 m x 2.30 m) Double glazed window facing front aspect. Radiator.

**BEDROOM THREE** 10'10" x 7'7" (3.30 m x 2.30 m) Radiator.

**STUDY** 6'3" x 5'7" (1.90 m x 1.70 m) Double glazed window facing front aspect, radiator.

**BATHROOM** Opaque double glazed window facing rear, panel bath with hand shower attachment and 3/4 glazed screen. Pedestal wash basin, low level WC, heated towel rail, tiled floor and walls.

**SECOND FLOOR** Landing

**PRINCIPAL BEDROOM** 15'1" x 7'7" (4.60 m x 2.30 m) Double glazed window facing rear aspect, radiator.

**ENSUITE SHOWER ROOM** Comprising fully tiled shower cubicle, wash basin with vanity surface, radiator, tiled walls and floor.

**REAR GARDEN** Small paved patio area, outside light and pea shingle.

**FRONT GARDEN** Wrought iron railings, pea shingle.

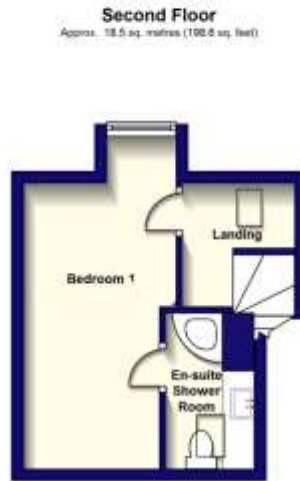
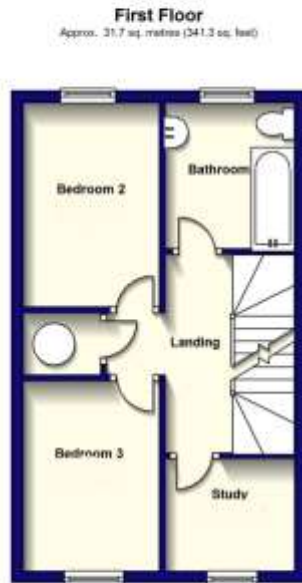
**NOTES** Sorry No pets  
This property is Non-Managed.

**COUNCIL TAX BAND** C

**EPC RATING** C 72

**VIEWING** By arrangement with Pocock & Shaw  
Tel: 01353 668091 Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

**REF** JVD/2909



NOT TO SCALE - For Guidance Purposes only  
Plan produced using The Mobile Agent

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