



Silver Street, Ely, CB7 4JF

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## 15 Silver Street, Ely, CB7 4JF

A late 18th century period extended three bedroom detached house located in a highly desirable and convenient position within walking distance of the railway station and city centre. The property benefits from off road parking and an enclosed rear garden with home office.

- ENTRANCE HALL & CLOAKROOM
- SITTING ROOM WITH LOG BURNER
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- MAIN BEDROOM WITH DRESSING AREA AND EN SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH HOME OFFICE OR SUMMER HOUSE
- OFF ROAD PARKING
- GAS CENTRAL HEATING

**:Rent £2,000 PM Deposit £2307**



**ENTRANCE LOBBY** Double aspect room with windows to side aspects. Staircase rising to first floor. Cloaks and storage cupboards. Inset sink with base units below with plumbing for washing machine and space for tumble dryer, matching wall mounted storage cupboards.

**CLOAKROOM** Comprising inset wash basin and low level WC.

**SITTING ROOM** 12'3" x 11'11" (3.74 m x 3.63 m) Exposed brick fireplace with inset log burner. Storage shelving, window to side aspect, radiator and engineered oak flooring.

**DINING ROOM** 15'10" x 12'0" (4.82 m x 3.67 m) Window facing rear aspect and casement door to garden. Engineered oak flooring.

**KITCHEN/BREAKFAST ROOM** 16'7" x 12'6" (5.05 m x 3.82 m) Two windows facing front aspect. Twin porcelain sinks with cupboards below, integrated dishwasher and waste bin. Larder cupboard, radiator, engineered oak flooring. Island breakfast bar. Stoves induction hob and four oven range. Space for breakfast table. Window to rear aspect and double doors to rear garden.

**LANDING** Radiator.

**BEDROOM ONE** 12'5" x 11'7" (3.78 m x 3.54 m) The main bedroom is approached via a dressing area with wardrobes and storage shelving to both sides. The bedroom has window to front aspect, radiator and deep built-in storage cupboard. Door to:

**ENSUITE SHOWER ROOM** ( ) Comprising double length shower cubicle with glass screen, wash basin with storage drawers below, low level WC, tiled floor and heated radiator/towel rail. Window facing rear aspect.

**BEDROOM TWO** 11'11" x 8'11" (3.62 m x 2.72 m) Window facing side aspect, radiator, open storage unit.

**BEDROOM THREE** 12'1" x 7'10" (3.69 m x 2.40 m) Radiator and window facing rear aspect.

**EXTERIOR** Directly from the house is a paved patio with covered log storage. The rear garden is enclosed being mainly laid to lawn with flower borders and mature trees. There is an office/studio in the garden. There is off road parking to the front of the property dependent on vehicle size.

**Council Tax** Band D

**EPC** (59/86)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** PEO-6721







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