

APPROVED
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provided A.S.A.P.



West Fen Road, Ely, CB6 3AD

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pocock & shaw
Residential sales, lettings & management

128 West Fen Road
Ely
CB6 3AD

A modern two bedroom detached bungalow in central position which is offered in good order throughout and benefits from gas central heating, double glazing and off road parking.

- ENTRANCE HALL
- OPEN PLAN LIVING ROOM/KITCHEN
- TWO BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- VERY GOOD ORDER THROUGHOUT

£850 pcm Unfurnished
Available End September
Tenancy Fees Apply

Draft Particulars

All information subject
to confirmation by the
Landlord



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 Front door with double glazed insets. Radiator. Hatch to roof space.

OPEN PLAN LIVING ROOM/KITCHEN

LIVING ROOM 16' 0" x 15' 3" (4.88m x 4.65m)
Double aspect room with double glazed windows facing front and side aspects. Two radiators.

KITCHEN AREA 16' 0" x 8' 9" (4.88m x 2.67 m) One and a half bowl single drainer sink unit. Range of base units with drawers and work surfaces over. Matching range of wall mounted cupboards. Space for washing machine and dishwasher. Electric oven with ceramic four ring hob and extractor hood over. Wall mounted combi gas boiler. Wood effect laminate flooring. Double glazed window to side aspect and double glazed door to rear garden.

BEDROOM ONE 13' 0" x 9' 7" (3.97m plus wardrobe recess x 2.93m) Double glazed window facing rear aspect, radiator. The landlord is prepared to leave a range of pine wardrobes and matching bedside cabinets if required.

BEDROOM TWO 9' 8" x 9' 7" (2.96m x 2.94m)
Double glazed window facing front aspect. Radiator.

BATHROOM Fully enclosed shower cubicle, panel bath, pedestal wash basin, low level WC. Radiator, vinyl flooring and double glazed window.

EXTERIOR

REAR GARDEN With patio and small lawned area. Timber garden shed for storage

OFF ROAD PARKING For two vehicles to the front of the property.

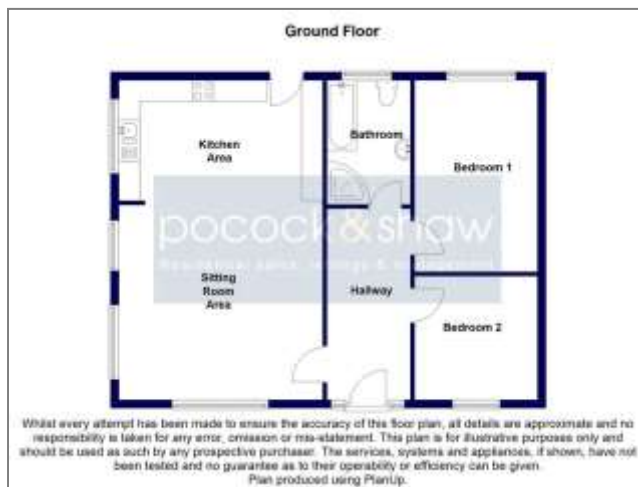
RESTRICTIONS No smokers, no pets, no housing benefit.

COUNCIL TAX BAND Band D

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

REF JVD/5743





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

