



49 Red Admiral Street, Ely, Cambridgeshire
CB7 4FU
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Residential sales, lettings & management

49 Red Admiral Street, Ely, Cambridgeshire CB7 4FU

A newly built three bedroom semi-detached house with integrated appliances in the kitchen and en-suite to the main bedroom. Two allocated parking spaces. EPC B (85). Council Tax TBC. Minimum 12 Month Let.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FITTED KITCHEN/DINER
- MAIN BEDROOM WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- REAR GARDEN
- TWO ALLOCATED PARKING SPACE TO THE FRONT
- MINIMUM 12 MONTH LET

Rent: £1,500 PM

Deposit: £1730



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 Amtico flooring, radiator and understairs storage cupboard. Staircase rising to the first floor.

CLOAKROOM Comprising low level WC, wash basin and radiator.

SITTING ROOM 15'11" x 1'2" (4.84 m x 0.35 m) Window facing front aspect, radiator.

KITCHEN/DINER 18'2" x 4'10" (5.53 m x 1.47 m) One and a half bowl single drainer stainless steel sink unit. Range of base and drawer units with working surfaces over and matching range of wall mounted cupboards. Integrated fridge/freezer. Electric hob with stainless steel splashback and extractor over. Built in oven. Cupboard with plumbing for washing machine. Double doors to rear garden.

FIRST FLOOR LANDING Window facing side aspect, radiator.

BEDROOM ONE 13'7" x 11'3" (4.13 m x 3.42 m) Window facing front aspect, radiator and range of fitted wardrobes. Door to:

ENSUITE SHOWER ROOM Fully tiled shower cubicle, low level WC, wash basin and heated towel rail.

BEDROOM TWO 11'9" x 9'3" (3.58 m x 2.81 m) Window facing rear aspect, radiator and fitted wardrobes.

BEDROOM THREE 8'8" x 0'0" (2.64 m x 0.00 m) Window facing rear aspect. Radiator.

FAMILY BATHROOM Comprising panel bath with shower over, low level WC and wash basin. Heated towel rail.

EXTERIOR Enclosed rear garden. Laid to lawn, patio and timber garden shed. To the front of the property are two allocated parking spaces.

COUNCIL TAX BAND TBC

EPC B (85)

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

REF JVD/6720

NOTES This is a fully Managed Property.
Unfortunately pets will not be considered here.
Minimum 12 Month Let.





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