



Old Brewery Close, Ely, CB7 4QE

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## 26 Old Brewery Close, Ely, CB7 4QE

A modern two-bedroom terrace house with two parking places, situated on a sought after development in Ely, close to supermarkets and within walking distance of the railway station. EPC C. Available immediately.

- SITTING ROOM
- KITCHEN/DINER
- TWO BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- TWO PARKING SPACES

**Rent: £1,050 PCM**

**Deposit: £1211.00**



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.

**LOUNGE** 15'5" x 11'10" (4.70 m x 3.60 m) Double glazed window to front aspect with double radiator under. Open plan staircase to first floor. Door through to kitchen.

**KITCHEN/BREAKFAST ROOM** 11'10" x 9'2" (3.60 m x 2.80 m) Fitted with a range of white base and wall units, space and plumbing for washing machine, electric oven with gas hob and extractor hood over. Wall mounted boiler. Stainless steel sink and draining board. Window and sliding patio doors to rear aspect. Single radiator.

**BATHROOM** 8'10" x 4'7" (2.70 m x 1.40 m) Comprising of white low level WC, white pedestal wash hand basin with tiled splash back, white bath with thermostatic shower over. White tiled walls. Airing cupboard containing water cistern. Part carpet/vinyl flooring.

**BEDROOM ONE** 11'10" x 9'2" (3.60 m x 2.80 m) With double glazed window to rear aspect with single radiator under.

**BEDROOM TWO** 11'10" x 7'3" (3.60 m x 2.20 m) With double glazed window to front aspect, single radiator under.

**FRONT GARDEN** Grassed area with mature bushes

**REAR GARDEN** Enclosed rear garden with paved patio and lawn. Mature shrubs and trees.

**Tenure** The property is

**Council Tax** Band B

**EPC** C (71/90)

**Notes** The property is fully managed. Unfortunately, the Landlord is unable to accept pets at the property.

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** JVD/6600



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided



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