



Lynn Road, Ely, CB6 1DD

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49A Lynn Road, Ely, Cambridgeshire, CB6 1DD

A three bedroom modern mid terrace house within a few minutes walk of Ely city centre and High Street. The property has the benefit of a garage and off road parking. Minimum 12 month let. Non Managed property. No pets. EPC C. Council Tax band C.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Main Bedroom with ensuite shower
- Two Further Bedrooms
- Family Bathroom
- Gas Central Heating

RENT: £1,400 PM DEPOSIT: £1615



ENTRANCE HALL Radiator, wood effect laminate flooring, stairs rising to first floor.

CLOAKROOM Comprising low level WC, wash basin, radiator.

SITTING ROOM 14'8" x 12'6" (4.46 m x 3.82 m) Double glazed window facing front aspect, wood effect laminate flooring, two radiators, double doors leading to:

DINING ROOM 8'1" x 10'8" (2.47 m x 3.24 m) Radiator, wood effect laminate flooring, glazed French doors to conservatory.

KITCHEN 10'8" x 7'4" (3.26 m x 2.24 m) Single drainer stainless steel sink unit. Range of base and drawer units with working surfaces over and matching wall mounted cupboards. Four ring gas hob with extractor over and low level electric oven. Part glazed door to conservatory.

CONSERVATORY 13'3" x 8'3" (4.05 m x 2.52 m) Glazed to three sides over looking garden. Wood effect laminate flooring. Double doors leading to rear garden.

LANDING Airing cupboard housing hot water cylinder.

BEDROOM ONE 10'2" x 9'10" (3.10 m x 3.00 m) Window facing rear aspect. Radiator, range of fitted wardrobes. Door to:

ENSUITE SHOWER ROOM Tiled shower cubicle, wash basin, low level WC and radiator.

BEDROOM TWO 10'2" x 7'9" (3.11 m x 2.37 m) Window facing front aspect, radiator.

BEDROOM THREE 7'8" x 6'10" (2.34 m x 2.09 m) Window facing front aspect, radiator.

BATHROOM Comprising panel bath with shower over, wash basin, low level WC.

REAR GARDEN Fully enclosed, with patio area, shingle and flower borders. Gated pedestrian access leading to:

GARAGE IN BLOCK The garage for this property is in the middle of the block. Parking space in front of garage.

RESTRICTIONS No pets

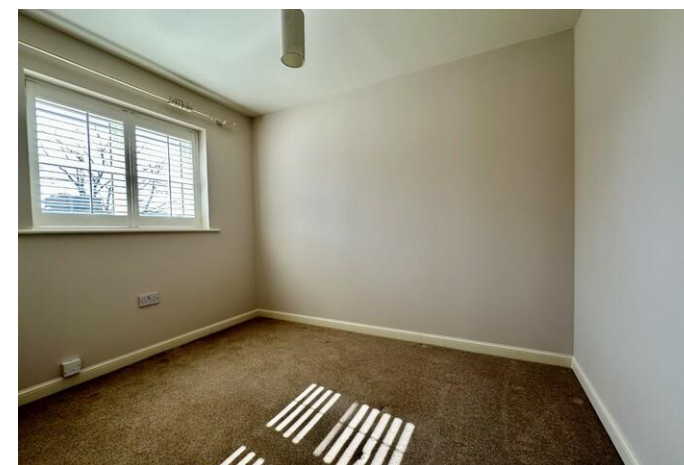
VIEWING By appointment with Pocock & Shaw
Tel: 01353 668091 Email:ely@pocock.co.uk

Council Tax Band C

EPC C (71/87)

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REF JVD/6703





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.