



East Fen Common, Soham, Ely, Cambridgeshire, CB7 5JH

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Residential sales, lettings & management

17 East Fen Common, Soham, Ely, Cambridgeshire, CB7 5JH

A three bedroom semi-detached house overlooking common land to the front which is offered in good order throughout with newly fitted floor coverings. EPC TBC

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- FITTED KITCHEN/DINER
- BEDROOM ONE WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING

Rent £1,250 PM Deposit £1442
Non Managed - Available Now



ENTRANCE HALL Radiator, wood flooring, stairs to first floor.

CLOAKROOM Comprising low level WC, wash basin, radiator, vinyl floor covering.

LIVING ROOM 17'5" x 12'3" (5.31 m x 3.73 m)
Radiator, storage cupboard, wood flooring.
Window facing rear garden, double doors to garden.

KITCHEN/DINER 13'0" x 10'0" (3.96 m x 3.05 m)
Inset sink with single drainer. Range of base units and drawers with work surfaces over. Matching range of wall mounted cupboards. Four ring gas hob with extractor over, low level electric oven. Integrated fridge and freezer. Space and plumbing for washing machine. Space for dining table, radiator and vinyl floor covering. Door to exterior.

LANDING Cupboard housing gas boiler.

BEDROOM ONE 11'5" x 10'6" (3.48 m x 3.20 m)
Window facing rear, radiator and built in wardrobe.

ENSUITE SHOWER ROOM Comprising double shower cubicle. Wash basin, low level WC, heated towel rail.

BEDROOM TWO 10'6" x 9'5" (3.20 m x 2.87 m)
Double glazed window to front aspect, radiator.

BEDROOM THREE 7'10" x 6'8" (2.39 m x 2.03 m)
Double glazed window to rear aspect. Radiator.

BATHROOM Comprising panel bath with hand shower attachment, inset wash basin with vanity shelving to either side and cupboard below. Low level WC, heated towel rail.

EXTERIOR The property is set back from the Common behind a block paved frontage which provides off street parking.

Enclosed rear garden which is laid to lawn with flower borders. We understand the Landlord is to provide a storage shed.

Council Tax Band B

EPC To Follow

Viewing By Arrangement with Pocock

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Ref JVD/6766





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.