



Merivale Way, Ely, Cambridgeshire, CB7 4GQ

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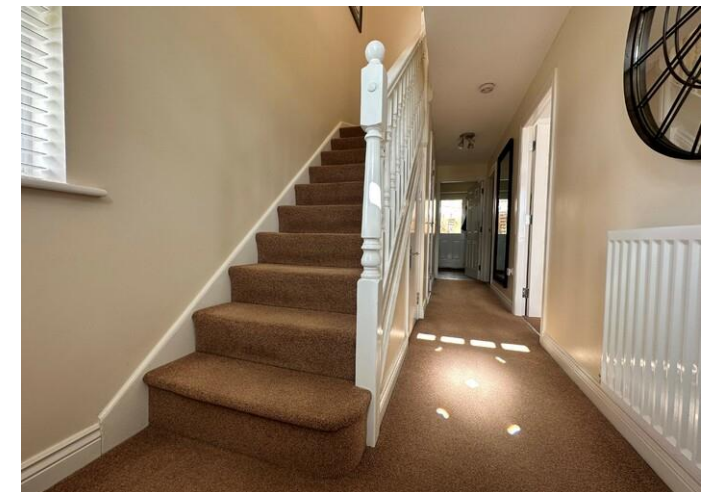
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Residential sales, lettings & management

48 Merivale Way, Ely, Cambridgeshire, CB7 4GQ

A three/four bedroom three storey townhouse situated in an excellent location overlooking Kings Avenue common approx. 1 mile to the city centre.

- Three/Four Bedrooms (En-Suite to Principal Bedroom)
- Kitchen/Breakfast Room
- Bedroom Four/Family Room
- First Floor Sitting Room
- Enclosed Rear Garden
- Driveway & Single Garage

Rent £1400 PCM Deposit £1615
Unfurnished - Fully Managed
Available Beginning Nov 2023



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. 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 door to front aspect, staircase rising to first floor with under stairs storage cupboard, double glazed window to side aspect, radiator.

FAMILY ROOM / BEDROOM FOUR 13'6" x 8'1" (4.11 m x 2.46 m) with double glazed window to front aspect, radiator.

KITCHEN/BREAKFAST ROOM 11'8" x 8'1" (3.56 m x 2.46 m) Fitted with a range of matching wall and base units with drawers, worksurfaces over and tiled splashbacks. Inset 1 1/4 stainless steel single drainer sink unit, built-in electric oven, four ring hob, stainless steel splashback and extractor hood, space for freestanding fridge/freezer, integral dishwasher, double glazed window to rear aspect, radiator, tiled flooring.

UTILITY ROOM 6'1" x 5'4" (1.85 m x 1.63 m) Fitted with worktop, plumbing and space for washing machine, cupboard housing the gas fired boiler, door leading to rear garden, tiled flooring, radiator.

GROUND FLOOR SHOWER ROOM Fitted with a double size tiled shower cubicle, low level WC, pedestal hand basin, double glazed window to side aspect, tiled flooring, radiator.

FIRST FLOOR LANDING with double glazed window to front aspect, radiator, staircase rising to second floor.

SITTING ROOM 14'6" x 13'6" (4.42 m x 4.11 m) with double glazed window to rear aspect, two radiators.

BEDROOM THREE 11'8" x 7'2" (3.56 m x 2.18 m) with double glazed window to front aspect, radiator.

SECOND FLOOR LANDING with double glazed window to side aspect, access to loft.

BEDROOM ONE 14'4" x 8'7" (4.37 m x 2.62 m) with double glazed window to rear aspect, radiator, door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, tiled shower cubicle and pedestal hand basin. Double glazed window to rear aspect, heated towel rail, tiled floor and surrounds.

BEDROOM TWO 11'0" x 11'0" (3.35 m x 3.35 m) with double glazed window to front aspect, airing cupboard housing the hot water tank, radiator.

BATHROOM Fitted with a three piece suite comprising panel bath with shower attachment, low level WC and pedestal wash hand basin. Double glazed window to side aspect, tiled flooring, radiator.

EXTERIOR The property benefits from a superb position fronting onto open communal green area. To the front of the property there is an open plan garden with pathway to the front door and young hedgerow. Gated access leads to a fully enclosed landscaped garden with paved patio, raised borders, lawn and established plants and shrubs. Timber decking to the rear of the garden and timber shed. Gated access leads to a single GARAGE with up and over door and driveway providing ample off road parking.

Council Tax Band C

EPC (78/88)

Viewing By Arrangement with Pocock & Shaw
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Ref JVD-6699





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

