



Henley Way, Ely, Cambridgeshire, CB7 4YH

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Residential sales, lettings & management

105 Henley Way, Ely, CB7 4YH

A three bedroom linked house situated at the end of a quiet cul-de-sac just over one mile from the City centre.

- Entrance Lobby
- Living Room
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Garage
-

RENT £1,250 PM Deposit £1440
Available Immediately
Fully Managed



() 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.

ENTRANCE LOBBY () Radiator.

LIVING ROOM 13'5" x 11'2" (4.10 m x 3.40 m) Double glazed window facing front, radiator, stairs to first floor.

KITCHEN/DINER 10'6" x 10'2" (3.20 m x 3.10 m) Single drainer stainless steel sink with mixer taps, Range of base and drawer units with work surfaces over and matching range of wall cupboards. Four ring gas hob

and built in electric oven Space for washing machine and under counter fridge. Window facing rear garden.

LANDING

BEDROOM ONE 11'6" x 10'2" (3.50 m x 3.10 m) Double glazed window facing rear aspect, radiator, built in cupboard with shelving and hanging rail.

BEDROOM TWO 11'6" x 11'10" (3.50 m x 3.60 m) Double glazed window facing front aspect, radiator.

BEDROOM THREE 8'10" x 7'3" (2.70 m x 2.20 m) Double glazed window facing rear aspect. Radiator and double built in wardrobe.

BATHROOM () Comprising panel bath with shower over and half glazed shower screen, pedestal wash basin, low level WC, heated towel rail.

EXTERIOR () Enclosed rear garden with patio, mainly laid to lawn and not overlooked from the rear. Personnel door into garage .

ATTACHED GARAGE

COUCIL TAX Band C

EPC RATING C72

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

REF () JVD/4660





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