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.....Signature

.....Date

Merivale Way, Ely, CB7 4GQ

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Residential sales, lettings & management



**42 Merivale Way
Ely
CB7 4GQ**

A modern four bedroom mid terraced house arranged over three floors providing flexible living accommodation just a mile from the city centre.

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Dining Area
- Utility Room
- 4 Bedrooms (2 En-Suites)
- Family Bathroom
- Enclosed Rear Garden
- Garage & Driveway Parking

**£1495 PCM Deposit £1725
Available End Dec 2023
Fully Managed - Unfurnished**



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, 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. Ely is unsurprisingly very popular with commuters due to its road and rail links.

ENTRANCE HALL Radiator, airing cupboard, stairs to first floor.

UTILITY ROOM 5' 9" x 5' 1" (1.75m x 1.55m) Single drainer sink unit, fitted base units with work surfaces over and matching wall units, plumbing for washing machine, tiled floor and splashbacks, radiator.

BEDROOM TWO 12' 0" x 9' 8" (3.66m x 2.95m) Double glazed French doors to garden, window to rear aspect, radiator, door to:

ENSUITE SHOWER ROOM Comprising double shower cubicle, low level WC, wash basin, tiled floor and splashbacks, radiator, double glazed window to rear aspect.

FIRST FLOOR

SITTING ROOM 16' 1" x 12' 8" (4.9m x 3.86m) Three double glazed windows to front aspect, two radiators,.

KITCHEN/DINER

KITCHEN AREA 12' 5" x 7' 2" (3.78m x 2.18m) Double glazed window facing rear aspect, Sink unit with drainer, range of fitted base units with work surfaces over and matching wall mounted unit. Electric oven, four ring gas hob with extractor over, space for fridge/freezer. Arch to:

DINING AREA 10' 0" x 8' 5" (3.05m x 2.57m) With Juliet balcony giving views towards Ely Cathedral, radiator.

CLOAKROOM Comprising low level WC, wash basin with storage cupboard below, tiled splashbacks, extractor fan and radiator.

SECOND FLOOR

BEDROOM ONE 16' 1" x 12' 7" (4.9m x 3.84m) Two double glazed windows facing front aspect, two double built-in wardrobes and dressing area. Radiator.

ENSUITE SHOWER ROOM Comprising tiled shower cubicle, low level WC, wash basin with storage cupboards below, tiled splashbacks, radiator.

BEDROOM THREE 10' 0" x 8' 4" (3.05m x 2.54m) Double glazed window to rear aspect, interconnecting door to bathroom, radiator.

BEDROOM FOUR 10' 0" x 7' 4" (3.05m x 2.24m) Double glazed window to rear aspect, radiator.

BATHROOM Panel bath with shower over, wash basin with storage cupboards below.

EXTERIOR

REAR GARDEN Patio area, laid to lawn with flower borders, gated pedestrian access.

SINGLE GARAGE Light and power. Drive with hardstanding.

COUNCIL TAX Band D EPC B 81

VIEWING By appointment with Pocock & Shaw
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REF JVD/4988





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

