



The Medway, Ely, Cambridgeshire, CB6 2WU

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22 The Medway, Ely, Cambridgeshire, CB6 2WU

A modern three bedroom townhouse which has recently been redecorated throughout. The property is located in a cul de sac position close to the Lantern School and Ely leisure centre. EPC C72 Council Tax Band C

- ENTRANCE HALL
- CLOAKROOM
- DINING ROOM
- KITCHEN
- FIRST FLOOR SITTING ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- BATHROOM
- GARAGE
- GARDEN

: **£1,300 PM** **£1,500 Deposit**



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 HALL Radiator, wood effect laminate, stairs to first floor.

CLOAKROOM Comprising low level WC, pedestal wash basin, half tiled walls, radiator.

DINING ROOM Double glazed window facing front aspect, fitted Venetian style blind. Laminate flooring, radiator.

KITCHEN Comprising 1 1/2 bowl single drainer stainless steel sink unit with mixer tap. Range of base units with work surfaces over and matching range of wall mounted cupboards. Space for washing machine. Range style cooker with 8 ring gas hob with extractor over and ovens below, fridge/freezer. Wall mounted gas boiler and understair storage cupboard.

FIRST FLOOR LANDING

SITTING ROOM Two double glazed windows facing front aspect, fitted blinds, two radiators, ornamental fireplace with electric fire.

BEDROOM TWO Radiator, two double glazed windows facing front aspect with fitted blinds. Radiator.

SECOND FLOOR LANDING

MASTER BEDROOM Two double glazed window facing front aspect with fitted blinds, one double and one single fitted wardrobes. Radiator and door to:

ENSUITE SHOWER ROOM Comprising fully tiled shower cubicle, pedestal wash basin, low level WC, vinyl flooring.

BEDROOM THREE Two double glazed windows facing rear aspect with fitted blinds, Radiator, one double fitted wardrobe and one single fitted wardrobe.

FAMILY BATHROOM Comprising panel bath with shower over, tiled surrounds. pedestal wash basin, radiator and vinyl flooring.

EXTERIOR

SMALL REAR GARDEN Paved patio, steps leading down to path and small gravelled area. Gated pedestrian access leading to:

GARAGE In block to rear of property.

RESTRICTIONS No Smokers

EPC C 72

COUNCIL TAX Band C

VIEWING By appointment with Pocock & Shaw
Tel: 01353 668901 Email: ely@pocock.co.uk

REF JVD/5755





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