



Chapel Street, Ely, Cambridgeshire, CB6 1AD

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25 Chapel Street, Ely, CB6 1AD

A modern three bedroom semi-detached house located in the heart of the City centre with views of the Cathedral to the rear. Cloakroom* Sitting Room* Kitchen/Diner* Gas CH* Pretty Rear Garden* Garage & parking space* EPC D66 *

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- KITCHEN/DINER
- THREE BEDROOMS
- BATHROOM
- GAS CH
- REAR GARDEN WITH VIEWS OF CATHEDRAL
- GARAGE & ONE PARKING SPACE

Rent £1,250 PM Deposit £1442

Unfurnished - 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 and the most wonderful countryside walks the Fen has to offer. 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 Part glazed front door. Laminate floor. Radiator. Door to:

ENTRANCE HALL Radiator, double glazed window to side aspect, staircase rising to first floor. Door to:

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

SITTING ROOM 13'9" x 11'2" (4.20 m x 3.40 m) Double glazed bay window facing front aspect. Radiator. Electric fire. Deep understairs storage cupboard.

KITCHEN/DINER 11'2" x 10'10" (3.40 m x 3.30 m) One and a half bowl single drainer sink unit with mixer taps. Range of base units with work surfaces over and matching wall mounted cupboards. Four ring gas hob with electric oven below. Washing machine and upright fridge/freezer. Wall mounted gas boiler. Space for dining table, radiator, sliding patio doors to rear garden.

LANDING

BEDROOM ONE 10'10" x 9'2" (3.30 m x 2.80 m) Double glazed window facing rear aspect with views to the Cathedral. Radiator, electric wall mounted heater. Airing cupboard with hot water cylinder and shelving. Built in wardrobe with hanging rail.

BEDROOM TWO Double glazed window facing front aspect. Radiator.

BEDROOM THREE 11'2" x 6'11" (3.40 m x 2.10 m) Double glazed window facing front aspect. Radiator.

BATHROOM Comprising panel bath with electric shower over. Inset wash basin with cupboard below. Low level WC. Radiator, fully tiled walls and vinyl floor covering.

EXTERIOR

FRONT GARDEN Small gravelled front garden with brick wall and gate. Path leading to front door.

REAR GARDEN Patio area, partially laid to lawn with mature shrubs. Gated rear pedestrian access.

GARAGE () In block. Last garage on left. Parking in front of garage for one car.

Council Tax Band C

EPC (66/83)

Viewing By Arrangement with Pocock & Shaw
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Ref PEO-5492





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

