



Kings Avenue, Ely, Cambs, CB7 4PJ

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276 Kings Avenue, Ely, CB7 4PJ

An end terrace property benefitting from some recent redecoration with two double bedrooms, both with en-suites, on the popular Cathedral View development. EPC C79. Minimum 12 month let. Available from 14th June 2024.

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITES TO BOTH BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- REAR GARDEN

RENT: £1,250 PCM

DEPOSIT: £1422.00



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. 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 Double glazed entrance door, wood flooring, single radiator, built in storage cupboard.

KITCHEN 10'2" x 6'3" (3.10 m x 1.90 m) Double glazed window to front aspect. Fitted with range of wall and base units with worktops over. Stainless steel sink with mixer taps, plumbing for washing machine and space for fridge/freezer. Built in electric oven, 4 ring gas hob and extractor over. Tiled floor.

CLOAKROOM Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator and tiled floor.

LIVING ROOM 17'5" x 12'10" (5.30 m x 3.90 m) Double glazed patio doors opening to rear garden. Stairs rising to first floor, understairs storage. One double and one single radiator. Wood flooring.

FIRST FLOOR LANDING

BEDROOM ONE 12'10" x 8'6" (3.90 m x 2.60 m) Double glazed window to front aspect, single radiator and door leading to:

ENSUITE BATHROOM Comprising panel bath, vanity unit with wash hand basin, low level WC, ceramic tiled floor.

BEDROOM TWO 11'2" x 9'6" (3.40 m x 2.90 m) Double glazed window to rear aspect, single radiator, built in airing cupboard. Door leading:

ENSUITE SHOWER ROOM Comprising shower cubicle, vanity unit with inset wash basin, low level WC. Tiled floor.

EXTERIOR To the front of the property there is a gravelled garden with pathway leading to side of the house. The rear garden is enclosed.

SINGLE GARAGE IN BLOCK 16'9" x 9'2" (5.10 m x 2.80 m) Attached single garage with up and over door, power and light

NOTES Fully managed property. Pets not accepted at this property.

Council Tax Band B

EPC C (73/88)

Viewing By Arrangement with Pocock & Shaw
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Ref JVD-5238



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.