



Orchid Close, Little Thetford, Ely,
Cambridgeshire CB6 3JE
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Residential sales, lettings & management

7 Orchid Close, Little Thetford, Ely, Cambridgeshire CB6 3JE

A well presented two bedroom semi-detached house with a garage located in a small cul-de-sac in this popular village approx 3.5miles from Ely. Available Immediately.

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- OIL CENTRAL HEATING
- FRONT & REAR GARDENS
- GARAGE & OFF ROAD PARKING
-

Rent: £895 PCM

Deposit: £1032



FRONT DOOR Leading to:

ENTRANCE HALL Radiator, wood laminate effect flooring, staircase to first floor.

LIVING ROOM 15'5" x 9'2" (4.70 m x 2.80 m) Double glazed bay window, understair storage recess, wood laminate effect flooring, Radiator.

KITCHEN/BREAKFAST ROOM 12'6" x 9'2" (3.80 m x 2.80 m) Double glazed window facing rear aspect and double glazed door to rear garden. Single drainer 1 1/2 bowl single drainer sink unit with mixer taps and cupboard below. Range of base units with work surfaces over. Matching range of wall mounted cupboards. New fitted low level electric oven with hob and extractor above. Space for washing machine and under counter fridge. Tall storage cupboard, breakfast bar and radiator. Vinyl floor covering.

LANDING

BEDROOM ONE 11'2" x 8'2" (3.40 m x 2.50 m) Double glazed window facing rear aspect, radiator. Wardrobe recess with hanging rails and shelves with curtains to cover.

BEDROOM TWO 9'2" x 8'2" (2.80 m x 2.50 m) Double glazed window facing front aspect, radiator. Built in wardrobe cupboard with hanging rail and housing hot water cylinder.

BATHROOM Comprising panel bath with drencher shower over and hand shower attachment. Pedestal wash basin, low level WC. Radiator, vinyl floor covering and opaque double glazed window.

EXTERIOR

REAR GARDEN Small paved patio, partially laid to lawn with mature shrub borders. Please note that a large tree in the garden is due to be removed shortly.

FRONT GARDEN Laid to lawn and driveway parking in front of garage.

GARAGE With open and over door, light and power and personal door from rear garden.

NOTES The property is Fully Managed.

Council Tax Band B

EPC E (39/89)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref JVD/5466





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

