



Columbine Road, Ely, CB6 3WP

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210 Columbine Road, Ely, CB6 3WP

A three bedroom end of terrace house located in a popular residential area overlooking an amenity green. The property benefits from a separate utility room, well proportioned rear garden and garage in block. Gas central heating. No pets. Minimum 12 month contract. EPC Rating D. Fully managed, unfurnished property. Available mid March.

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- CLOAKROOM
- BEDROOM ONE WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- GARAGE IN BLOCK

Rent: £1400PCM Deposit: £1615



ELY 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 takeaways. 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 With entrance door to front, staircase rising to first floor, radiator, laminate flooring.

SITTING ROOM 15'7" x 10'0" (4.75 m x 3.05 m) Dual aspect with double glazed windows to front and patio doors opening to rear. Two radiators. Gas fireplace not in use

DINING ROOM 9'3" x 8'4" (2.82 m x 2.55 m) with double glazed window to front, radiator.

KITCHEN 12'11" x 7'1" (3.93 m x 2.16 m) with double glazed window to rear. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit. Four ring gas hob with extractor fan over and built-in oven below. Radiator, vinyl flooring and door to:-

UTILITY ROOM with window and door to rear. Wall mounted gas boiler, fitted work surface with inset stainless steel sink unit. Plumbing and space for washing machine, further appliance spaces, radiator,

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Tiled splashbacks, radiator.

FIRST FLOOR LANDING With window to rear aspect, loft access, radiator.

BEDROOM ONE 13'0" x 8'8" (3.95 m x 2.65 m) with double glazed window to front, radiator. Door leading to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Mermaid style splashbacks, radiator, extractor fan, vinyl flooring.

BEDROOM TWO 10'0" x 9'0" (3.05 m x 2.75 m) with double glazed window to front. Radiator. Built-in double wardrobe.

BEDROOM THREE 6'11" x 6'5" (2.10 m x 1.95 m) with double glazed window to rear. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, radiator, window to rear.

EXTERIOR Fully enclosed rear garden with lawn, patio and pathway leading to the gated access to the rear which in turn leads to the single garage en-bloc and off road parking.

EPC EPC rating D(62/79)

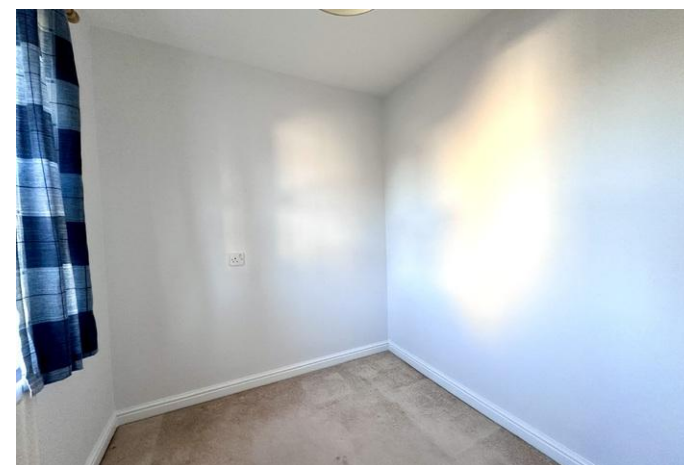
NOTES No pets. Fully managed and unfurnished.

Council Tax Band C

EPC D (62/79)

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

Ref PEO-6839





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.