



Hertford Close, Ely, Cambs CB6 3QS

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10 Hertford Close, Ely, Cambs CB6 3QS

A well present four bedroom detached house with driveway parking and single integral garage. Available immediately. EPC C (71). Minimum 12 Month Let.

- Entrance Hall & Cloakroom WC
- Modern Kitchen
- Sitting Room Interconnecting To Dining Room
- Principal Bedroom with Ensuite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway and Single Garage
- Gas Central Heating

Rent: £1,750 PCM

Deposit: £2019



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 staircase rising to first floor. Radiator.

CLOAKROOM Fitted with a two-piece suite comprising low-level WC and wash hand basin. Opaque window to front aspect, radiator. Wood laminate flooring.

SITTING ROOM AREA 19'1" x 6'10" (5.82 m x 2.08 m) Bay window to front aspect, window to side aspect, two radiators, archway through to:

DINING AREA 10'1" x 8'10" (3.08 m x 2.68 m) French doors opening onto rear garden. Radiator.

KITCHEN 12'3" x 10'10" (3.73 m x 3.31 m) Fitted with a range of matching units and drawers with working surface over, inset 1 1/2 bowl stainless steel sink unit. Fitted 4 ring Halogen hob with glass splashback. Built in electric oven and grill. Space and plumbing for washing machine, space and plumbing for dishwasher and space for upright fridge/freezer. Tiled flooring. Radiator. Window to rear aspect and half glazed personal door to side.

FIRST FLOOR LANDING Loft hatch. Airing cupboard housing insulated hot water cylinder and slatted shelf.

BEDROOM ONE 13'1" Max x 10'8" (4.00 m Max x 3.25 m) Window to front aspect, radiator and door leading to:

ENSUITE SHOWER ROOM Comprising single shower cubicle with folding door low-level WC, wash hand basin and wall mounted heated towel rail. Opaque window to side aspect.

BEDROOM TWO 8'8" x 8'5" (2.64 m x 2.57 m) Window to front aspect. Radiator.

BEDROOM THREE 10'8" x 8'0" (3.25 m x 2.45 m) Window to rear aspect. Radiator.

BEDROOM FOUR 11'2" x 9'2" (3.41 m x 2.80 m) Window to rear aspect. Radiator.

FAMILY BATHROOM Matching suite comprising bath with shower over, low-level WC and wash hand basin. Wall mounted heated towel rail. Window to side aspect. Wood laminate flooring.

EXTERIOR Enclosed rear garden, mainly laid to lawn with some mature shrubs and apple tree. Gated side access leads to the front of the property where there a driveway leading to integral garage with up and over door.

NOTES

EPC Rating C (71)
Council Tax Band D
Minimum 12 Month Let.
This is a Fully Managed Property.

Viewing By Arrangement with Pocock & Shaw
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Ref JVD - 7161





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.