



**Alexander Chase, Ely CB6 3SW**

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## 48 Alexander Chase, Ely, Cambridgeshire, CB6 3SW

A newly decorated four-bedroom end terrace town house with garage situated on a highly sought after development with excellent countryside views to the rear. EPC C (77). Available beginning April.

- Entrance Hall & Cloakroom WC
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Rear Garden
- Single Garage & Off Road Parking

**Rent: £1,500 PCM**

**Deposit: £1,730**



**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** Tiled flooring and stairs leading to first floor. Glazed door leading to:-

**SITTING ROOM** 16'2" x 11'6" (4.94 m x 3.51 m) with UPVC glazed patio doors opening to rear terrace. UPVC glazed window to rear. Two double radiators. Ceramic tiled flooring.

**KITCHEN / DINING ROOM** 15'0" x 9'5" (4.57 m x 2.87 m) with UPVC bay window to front aspect. Built in attractive range of base and wall units with worktop space over. Stainless steel single oven with five ring gas hob over and stainless steel extractor canopy. One and half stainless steel sink with mixer tap and tiled splashbacks. Space and plumbing for washing machine and dishwasher further space for fridge/freezer. Double radiator and ceramic tiled flooring.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and corner wash hand basin with tiled splashback. Single radiator and ceramic tiled flooring. Opaque window to side aspect.

**FIRST FLOOR LANDING** Built in airing cupboard water cylinder. Further built in storage cupboard with wall mounted gas fired boiler. Stairs leading to second floor.

**BEDROOM TWO** 11'3" x 9'5" (3.42 m x 2.86 m) Window to rear aspect. Built in double wardrobe with overhead storage and hanging space. Single radiator.

**BEDROOM THREE** 10'5" x 9'5" (3.18 m x 2.86 m) Window to front aspect. Built in double wardrobe with overhead storage and hanging space. Single radiator.

**FAMILY BATHROOM** with window to front aspect. Fitted with a three piece suite comprising low level WC wash hand basin, 'P' shaped bath with separate shower over and tiled splashbacks. Single radiator. Laminate flooring.

**BEDROOM FOUR** 7'8" x 6'6" (2.34 m x 1.99 m) Window to rear aspect. Single radiator.

**SECOND FLOOR LANDING** with single radiator.

**MASTER BEDROOM** 14'9" x 12'8" (4.50 m x 3.86 m) Dormer window to front aspect. Double radiator. Built in two double wardrobes with overhead storage and hanging space and further built in storage unit into the eaves at rear. Door into:-

**EN-SUITE SHOWER ROOM** With Dormer window to rear aspect. Fitted with a three piece suite comprising low level, wash hand basin and single shower cubicle with tiled splashbacks.

**EXTERIOR** There is a small gravelled front garden with steps leading to front door. Block paved off road parking for one car to the side, leading to single garage. The rear garden is enclosed by wood panel fencing, laid to gravel and separate patio area. Outdoor tap. Personal door to garage. Wooden construction garden room.

**SINGLE GARAGE** with up and over door. Power and lighting. Personal door opening to rear garden.

**NOTES** This is a Fully Managed Property.  
A pet maybe considered here.  
EPC C (77)  
Council Tax Band C

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref**

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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.