



**Henley Way, Ely CB7 4YH**

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## 19 Henley Way, Ely, CB7 4YH

A three bedroom detached house which offers well planned accommodation and is located in a cul-de-sac with off road parking, just over one mile from the city centre. Fitted kitchen with appliances. Fully managed property. Minimum 12 month let. EPC to be completed. Available mid November.

- ENTRANCE HALL
- CLOAKROOM
- THROUGH LIVING ROOM
- FITTED KITCHEN WITH APPLIANCES
- MASTER BEDROOM WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- GARAGE CONVERTED TO OFFICE AND STORAGE AREA
- OFF ROAD PARKING AND REAR GARDEN

**RENT: £1,300 PM**

**DEPOSIT: £1500**



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 take-aways. There are also 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** Front door, stairs rising to first floor, radiator and tiled floor.

**CLOAKROOM** Comprising pedestal wash basin, low level WC, radiator.

#### THROUGH LIVING ROOM

**SITTING AREA** 12'6" x 10'2" (3.80 m x 3.10 m) Double glazed bay window, radiator and wood flooring. Arch to:

**DINING AREA** 10'2" x 9'2" (3.10 m x 2.80 m) Double glazed double doors to garden, radiator and wood flooring.

**KITCHEN** Single drainer stainless steel sink unit. Range of base units with work surfaces over and matching range of wall mounted cupboards. 4 ring electric hob with extractor over and electric oven below. Washing and dishwasher. Understairs storage cupboard, window facing rear aspect. Tiled floor.

#### FIRST FLOOR

**LANDING** Linen cupboard.

**MASTER BEDROOM** Two double glazed windows facing front aspect, Radiator, double built in wardrobe and door to ensuite.

**ENSUITE SHOWER ROOM** To be confirmed in the process of being refitted.

**BEDROOM TWO** 10'2" x 9'6" (3.10 m x 2.90 m) Two double glazed windows facing rear aspect. Radiator.

**BEDROOM THREE** 8'10" x 4'11" (2.70 m x 1.50 m)

**BATHROOM** Refitted bathroom comprising panel with drencher shower over, inset wash basin with cupboard below. Low level WC, heated towel rail and tiled floor.

#### EXTERIOR

**GARAGE IS CONVERTED TO STUDIO/OFFICE** Providing storage space towards the front of the garage.

**REAR GARDEN** Paved patio area and laid to lawn with flower borders.

**COUNCIL TAX** Band D

**EPC RATING** to be carried out

**RESTRICTIONS** No pets

**VIEWING** By Arrangement with Pocock & Shaw  
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**Ref** PEO-6043





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.

