



Prickwillow Road, Ely, Cambridgeshire CB7

4QT

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48 Prickwillow Road, Ely, Cambridgeshire, CB7 4QT

An extremely well presented, double fronted four bedroom detached house with a generous driveway and double garage. Available Immediately. EPC D (63)

- Entrance Hallway
- Modern and spacious Kitchen/Diner
- Utility room with Cloakroom WC
- Substantial Lounge
- Further reception Room
- Principal Bedroom with Ensuite Shower Room
- Modern Family Bathroom
- Driveway and Double Garage
- Gas Central Heating.

Rent: £2,800 PCM

Deposit: £3230



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 Entrance door leading to entrance lobby. With Staircase rising to first floor. Door leading to rear. Single radiator.

SITTING ROOM 14'0" x 13'6" (4.27 m x 4.12 m) Bay window to front aspect, window to side, double radiator.

FAMILY ROOM 29'8" x 13'3" (9.05 m x 4.05 m) With sliding doors to rear, windows to either side, three radiators and laminate flooring.

KITCHEN / DINER 28'3" x 28'3" (8.60 m x 8.62 m) Open plan kitchen diner with bay window to front aspect. Laminate flooring and opening to kitchen. The kitchen comes with a range of contemporary style units and drawers, four ring electric hob with extra canopy over single oven, sink and draining board, built in dishwasher, fridge freezer, laminate flooring and door into hallway.

UTILITY ROOM Fitted with a range of base units with worktop space, tiled splashback, stainless steel sink, washing machine, tumble dryer, flooring, door to rear garden and door leading to double garage.

DOWNSTAIRS CLOAKROOM Fitted with a two-piece suite, low level WC and wash hand basin. Window to side, laminate flooring.

LANDING Window to front, single radiator and access to loft.

BEDROOM ONE 13'7" x 13'0" (4.15 m x 3.95 m) UPVC glazed window to rear, radiator

ENSUITE Fitted with three piece suite, comprising of low level WC wash basin and double shower, heated towel rail and vinyl flooring.

BEDROOM TWO 14'3" x 13'7" (4.35 m x 4.15 m) Bay window to front aspect, built in wardrobes and overhead storage, single radiator.

BEDROOM THREE 14'4" x 13'7" (4.37 m x 4.15 m) Bay window to front aspect, built in double wardrobes, wash hand basin with built in storage under. Single Radiator

BEDROOM FOUR 9'2" x 8'1" (2.80 m x 2.46 m) UPVC Glazed window to front aspect, single radiator.

FAMILY BATHROOM Fitted with four piece suite, low level WC, wash hand basin, single bath, double walk in shower, tiled splashback, laminate flooring, heated towel rail, window to side and window to rear.

EXTERIOR To the front, driveway for several cars leading to double garage with two remote single up and over doors. Garage has mezzanine storage area, door leading to rear garden. Rear garden is enclosed, hard landscape and outside tap.

NOTES

EPC Rating D

Council Tax Band F

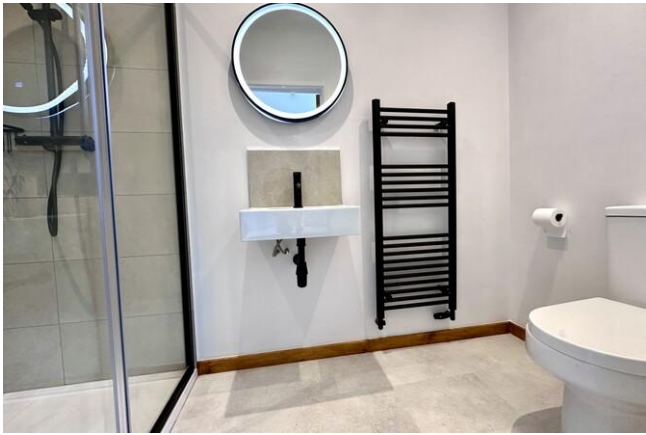
Minimum 12 month Let

This is a Fully Managed Property.

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

Ref PEO-7163L





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. (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.