



Ash Grove, Ely, Cambridgeshire CB7 4TU

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7 Ash Grove, Ely, Cambridgeshire, CB7 4TU

A one bedroom house which is situated towards the end of a cul de sac and enjoys views over the open Green from the living room and main bedroom. Reserved parking space. Electric heating. No pets. Minimum 12 month let. EPC D (56). Council Tax Band A. Fully managed property. Available late June.

- LIVING ROOM
- FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM WITH SHOWER OVER BATH
- ELECTRIC HEATING
- RESERVED PARKING SPACE
- SMALL GRAVEL GARDEN

Rent £875 PCM

Deposit £1009



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.

Living Room 14'6" x 8'7" (4.42m x 1.85m) Double glazed window over looking open green space with mature trees, wood effect laminate flooring, wood fire surround with mantle shelf and ornamental electric wood burning stove. Dimplex electric wall mounted heater. Spiral staircase from the living room leads to the first floor.

Kitchen 7'6" x 6'1" (2.42m x 2.62m) Single drainer stainless steel kitchen sink unit with mono bloc taps. Space for washing machine. Range of wood effect base units with drawers and working surfaces. 4 ring halogen hob with extractor hood above and built in electric oven below. Space for fridge freezer, matching wall mounted cupboards. Double glazed window overlooking the Green.

First Floor Landing Airing cupboard with slatted shelving above. Hatch to loft space with ladder, the loft has been boarded.

Bedroom One 14'9" x 9'2" (4.50m x 2.79 m)
Double glazed window facing open Green with mature trees, Electric wall mounted heater.

Bathroom Comprising panel bath with shower over, low level W.C, wash hand basin with vanity surfaces to either side and storage cupboards below, fully tiled walls. Wall mounted heater and light, Double glazed window.

Bedroom One 14'9" x 9'2" (4.50m x 2.79m) Double glazed window facing open Green with mature trees. Electric wall mounted heater.

Exterior Small gravel side garden with space to sit out overlooking the open Green, Built in bin store.

Parking Reserved residential space.

Council Tax Band A

EPC Rating: D (56/88)

Notes Sorry, no pets. Fully managed property.

Viewing By Arrangement with Pocock & Shaw.

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

Ref PEO-5015



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.