



**Victoria Street, Ely, Cambs CB7 4BL**

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## 3d Victoria Street, Ely, Cambridgeshire, CB7 4BL

A two bedroom property, located just a stones throw from Ely rail station, and a short walk to the City Centre. Council Tax Band B. EPC D.  
Available Immediately.

- Excellent location
- Close to rail station
- Short walk to City Centre
- Enclosed rear garden
- Garage & Off road parking
- Two bedrooms
- Gas central heating

**Rent: £1,150 PCM**

**Deposit: £1329**



**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**

**KITCHEN** 7'10" x 8'4" (2.40 m x 2.55 m) Base and eye level units, tiled flooring, oven, gas hob and extractor fan, boiler, spaces for under counter fridge and washing machine

**LIVING ROOM** 17'2" x 11'8" (5.24 m x 3.56 m) Wood effect laminate flooring, staircase to first floor, two radiators, double doors to garden

**BEDROOM ONE** 11'11" x 8'4" (3.63 m x 2.55 m) Carpeted flooring, window, radiator

**BEDROOM TWO** 11'11" x 9'0" (3.63 m x 2.74 m) Carpeted flooring, window, radiator, storage cupboard

**BATHROOM** 7'10" x 5'6" (2.40 m x 1.67 m) Bath with shower over, basin, WC, lino flooring and floor to ceiling tiles

#### **FULLY ENCLOSED REAR GARDEN**

**NOTES** This is a fully managed property. Unfortunately the landlord is unable to accept pets here. The property does not have allocated parking.

**Tenure** The property is Freehold.

**Council Tax** Band B

**EPC** C (70)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** JVD/6603



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.