



Cambridge Road, Ely, CB7 4HT

CHEFFINS

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**** SORRY, FULLY BOOKED FOR VIEWINGS ****
Bungalow close to local amenities. Accommodation comprises: Kitchen/breakfast room, garden room, living room, two bedrooms, bathroom, enclosed rear garden and parking. Nothing to be stored in the loft. Deposit: £1,384. Holding deposit: £276. Minimum 6 month term. Council tax band: B. EPC: D

LOCATION

Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.



£1,200 PCM





PORCH

with vinyl flooring.

KITCHEN/BREAKFAST ROOM

with vinyl flooring, breakfast bar, oven, ceramic hob, extractor, plumbing for washing machine and dishwasher, cupboard housing boiler, space for fridge/freezer.

GARDEN ROOM

with vinyl flooring and door to the rear garden.

LIVING ROOM

with Bay window.

BEDROOM

BEDROOM

with built in wardrobe.

BATHROOM

with vinyl flooring and shower over the bath.

OUTSIDE

enclosed rear garden with shed and patio area, driveway parking.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

Note: Not to scale - For guidance purposes only.
Plan produced using PlanIt.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

