



Carey Close, Ely, CB7 4QX



## Carey Close

Ely,  
CB7 4QX

**\*\* Sorry, fully booked for viewings \*\*** Semi detached house. Accommodation comprises entrance hall, kitchen, living room, cloakroom, three bedrooms and a family bathroom. There is an enclosed rear garden and parking. Available: 16/07/2024. Minimum 6 month term. Deposit: £1,442. Holding deposit: £288. Council tax band: B. EPC: C

### 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.



**£1,250 PCM**





## ENTRANCE HALL

## KITCHEN

with oven, gas hob, extractor, integrated fridge/freezer, washer/dryer and dishwasher.

## LIVING ROOM

with storage cupboards.

## CLOAKROOM

## BEDROOM

with built in wardrobes.

## BEDROOM

## BEDROOM

## BATHROOM

with shower over the bath.

## OUTSIDE

enclosed rear garden, shed and two parking spaces.

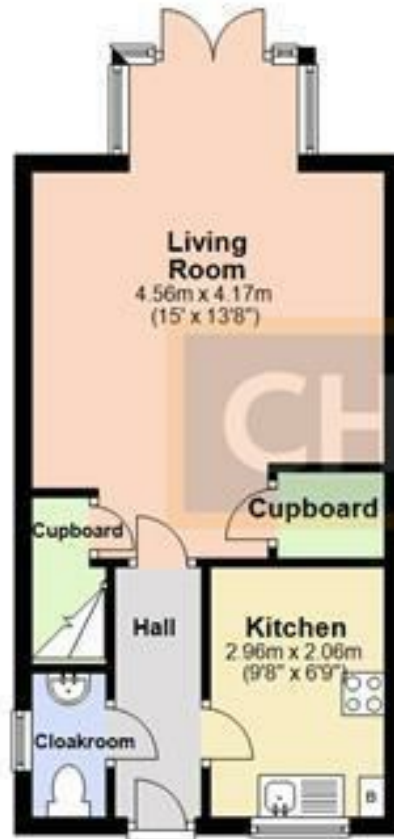
## LETTING AGENTS NOTES

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

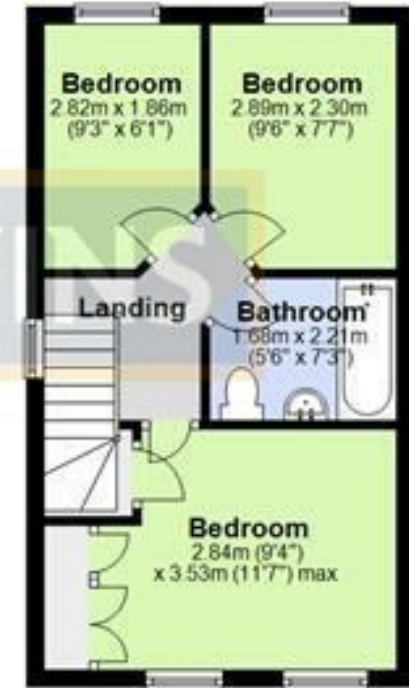




**Ground Floor**  
Approx. 34.3 sq. metres (369.0 sq. feet)



**First Floor**  
Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 66.0 sq. metres (710.9 sq. feet)

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

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.