



Merivale Way, Ely, CB7 4NF

**CHEFFINS**



## Merivale Way

Ely,  
CB7 4NF

Semi-detached house. Accommodation comprises: Entrance hall, kitchen/diner, living room, cloakroom, three bedrooms with en-suite to master, bathroom, enclosed rear garden, garage and parking. Available: 19/12/2025. Minimum 6 month rental term. Deposit: £1,557. Holding fee: £311. Council tax band: C. 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.

3 2 1

**£1,350 PCM**





## ENTRANCE HALL

with under stair storage cupboard.

## KITCHEN/DINER

with tiled and laminate flooring, single electric oven, gas hob, extractor, plumbing for washing machine and space for fridge/freezer.

## REAR LOBBY

with tiled flooring and door to rear garden.

## LIVING ROOM

with laminate flooring and French doors to the rear garden.

## CLOAKROOM

with tiled flooring.

## BEDROOM

## EN-SUITE

with tiled flooring.

## BEDROOM

with built in wardrobe and cupboard.

## BEDROOM

## BATHROOM

with tiled flooring.

## OUTSIDE

Enclosed low maintenance garden, garage and 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                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>86</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>73</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<br>2002/91/EC |  |

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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.

