



Brooke Grove, Ely, CB6 3WT

CHEFFINS

Brooke Grove

Ely,
CB6 3WT

Modern semi detached house on this popular development to the west of the City centre. The photographs were taken October 2024, prior to the start of tenancy. Accommodation comprises entrance hall, kitchen, dining/living room, cloakroom, three bedrooms and a family bathroom. The property has an enclosed garden and allocated parking. Available: 14/01/2026. Minimum 6 month term. Deposit: £1,442. Holding fee: £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**

with radiator and under stair cupboard.

**KITCHEN**

with built-in oven, hob, extractor fan, space for fridge/freezer and plumbing for washing machine.

**DINING/LIVING ROOM**

with patio doors leading to the garden.

**CLOAKROOM**

with white suite comprising: corner pedestal wash hand basin and wc.

BEDROOM**BEDROOM****BEDROOM**

with built in wardrobe.


**OUTSIDE**

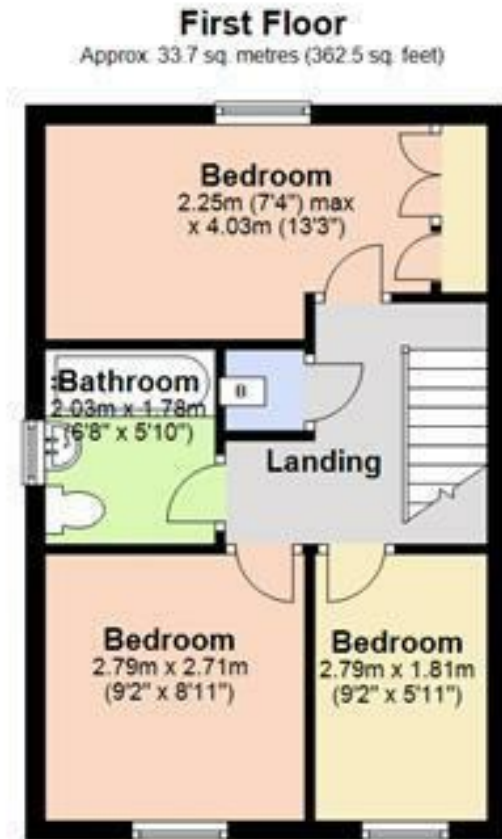
There is an enclosed rear garden with gated access to two allocated parking spaces.

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) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



Total area: approx. 68.1 sq. metres (732.6 sq. feet)

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

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.

