



Lynn Road, Ely, Cambridgeshire CB6 1DA

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44A Lynn Road, Ely, Cambs CB6 1DA

A modern five-bedroom detached house located within a 10 minute walk of the City Centre and schools. Available Immediately. EPC C (71).

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Open plan Kitchen/Diner
- Master Bedroom with En Suite
- Four Further Double Bedrooms
- Gated Rear Garden
- Off street Parking for Two Vehicles
- Double Glazing & Gas Central Heating
- Central Location

Rent: £1,650 PCM

Deposit: £1903.00



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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 With stairs rising to first floor.

CLOAKROOM Comprising wash hand basin with tiled splash back and low level WC.

DUAL ASPECT LIVING ROOM 10'10" x 17'9" (3.30 m x 5.40 m) Patio doors through to garden, bay window facing front aspect. Storage Cupboard.

KITCHEN/DINER 11'2" x 25'11" (3.40 m x 7.90 m) Marble effect tiled floors single drainer stainless steel 1.5 bowl sink unit, range of base units with drawers, four ring electric hob, extractor, built in electric oven and grill, integrated fridge/freezer, plumbing for washing machine and dishwasher. Further inset circular stainless steel sink unit with mixer tap, window to side aspect and patio doors to rear.

FIRST FLOOR LANDING With stairs rising to second floor.

BEDROOM 1 10'10" x 11'6" (3.30 m x 3.50 m) Double glazed sash window to front aspect, radiator. Double built in wardrobe.

ENSUITE Comprising large walk in shower cubical, vanity wash hand basin with drawer below and low level WC.

BEDROOM 5 Single bedroom, radiator, double glazed window to front aspect.

BEDROOM 4 8'10" x 10'10" (2.70 m x 3.30 m) Double aspect room with windows to side and front aspect. Radiator.

FAMILY BATHROOM Comprising pea shaped bath with shower over, wall mounted heated towel rail, low level WC, pedestal wash hand basin, cupboard housing gas fired boiler with slatted shelving.

SECOND FLOOR LANDING With large storage cupboard.

BEDROOM 3 11'2" x 11'10" (3.40 m x 3.60 m) Under eaves storage area. Velux window. Radiator.

BEDROOM 2 11'10" x 11'2" (3.60 m x 3.40 m) Double aspect room with window to side aspect and Velux to front and under eaves storage.

EXTERIOR Small front and rear garden with gated access to the rear. Parking for two vehicles.

REF JVD/2990

INFORMATION Council Tax Band E
EPC C (71)

This is a managed property.

A pet may be considered.

VIEWING By Arrangement with Pocock & Shaw

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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