



Old Brewery Close, Ely, Cambridgeshire, CB7

4QE

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Residential sales, lettings & management



## 27 Old Brewery Close, Ely, Cambs CB7 4QE

A well-presented two bedroom terrace house, ideally situated within walking distance of the supermarkets and railway station. Available Immediately. EPC C (70).

- KITCHEN/DINER
- SITTING ROOM
- TWO BEDROOMS
- BATHROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- PARKING SPACE
- MINIMUM 12 MONTH LET

**Rent: £1,050 PCM**

**Deposit: £1211**



**ELY** 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 takeaways. 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.

**SITTING ROOM** 15'5" x 11'10" (4.70 m x 3.60 m) with entrance door and window to front aspect, radiator, staircase rising to first floor.

**KITCHEN/DINER** 11'10" x 9'1" (3.60 m x 2.78 m) with window and patio doors to rear. Fitted with a range of wall and base units with work surfaces over, inset single drainer stainless steel sink unit, four ring gas hob and electric oven, plumbing for washing machine, undercounter spaces for fridge and freezer, wall mounted gas boiler, vinyl flooring, radiator.

#### FIRST FLOOR LANDING

**BEDROOM ONE** 11'10" x 9'2" (3.60 m x 2.80 m) with window to rear, radiator.

**BEDROOM TWO** 11'10" x 7'3" (3.60 m x 2.20 m) with window to front, radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, radiator.

**EXTERIOR** Gardens to front and rear. Rear garden is mainly laid to lawn with fencing. Off road parking.

#### NOTES EPC C (70)

Council tax Band B

12 Minimum Let

This is a Managed Property

Unfortunately the Landlord is unable to accept pets at this property.

#### Viewing

By Arrangement with Pocock & Shaw

Tel: 01353 668091

Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

[www.pocock.co.uk](http://www.pocock.co.uk)

#### Ref

JVD/6601



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