



Merivale Way, Ely, CB7 4GQ

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8 Merivale Way, ELY, Cambridgeshire, CB7 4GQ

A newly decorated three-bedroom mid terrace house with garage, situated on a popular residential development, just over one mile from the city centre. EPC C (75). Available immediately. Minimum 12 Month Let.

- Entrance Hall & Cloakroom
- Kitchen with Appliances
- Sitting Room
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Front & Rear Gardens
- Garage in Block
- Minimum 12 Month Let

Rent: £1,150 PCM

Deposit: £1326



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 wood effect laminate flooring and understairs storage cupboard.

CLOAKROOM Comprising low level WC, pedestal wash hand basin with vanity unit and tiled floor.

KITCHEN 9'10" x 8'2" (3.00 m x 2.50 m) Range of wood effect base and wall units, 4-ring gas hob, built-in electric oven, integrated fridge/freezer, washing machine, dishwasher and tiled floor.

SITTING ROOM 15'5" x 11'10" (4.70 m x 3.60 m) Double glazed window overlooking rear garden, and double glazed double doors leading to garden. Radiator and electric fire with inset and pine surround.

BEDROOM 1 11'6" x 9'6" (3.50 m x 2.90 m) Storage cupboard with hanging rail and shelf above and further storage cupboard with shelving.

BATHROOM Panel bath with shower over, wash hand basin with vanity cupboards below, low level WC, shaver point, radiator and tiled floor.

BEDROOM 2 9'2" x 7'3" (2.80 m x 2.20 m) Double glazed window facing rear aspect, radiator.

BEDROOM 3 7'10" x 9'10" (2.40 m x 3.00 m) Double glazed window facing rear aspect, radiator.

GARDEN Laid to lawn with small paved patio area and side gate leading to the garage en bloc.

NOTES Council Tax Band B
EPC C (75)

The property is Fully Managed.

Viewing By Arrangement with Pocock & Shaw
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Ref JVD/4754



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