



Columbine Road, Ely, CB6 3WR

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302 Columbine Road, Ely, Cambridgeshire, CB6 3WR

A well presented three bedroom detached modern house, situated at the end of a cul de sac, conveniently placed for local schools and Ely Leisure Park. EPC D65. Minimum 12 Month Let. Available Immediately.

- Entrance Hall & Cloakroom
- Sitting Room & Dining Room/Study
- Kitchen & Utility Room
- Conservatory
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Family Bathroom
- Garage & Parking
- Enclosed Rear Garden
- New Carpets Throughout
- Some Redecoration Throughout

Rent: £1500 PCM

Deposit: £1730



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 door leading to :-

ENTRANCE HALL with radiator, oak flooring and staircase rising to first floor with new carpet.

SITTING ROOM 15'9" x 10'2" (4.80 m x 3.10 m) Dual aspect room with double glazed window to front and patio doors opening to rear, decorative fireplace with marble hearth and wood surround, oak flooring, radiator.

DINING ROOM / STUDY 9'2" x 8'6" (2.80 m x 2.60 m) Double glazed window to front, radiator, oak flooring.

KITCHEN 12'6" x 7'3" (3.80 m x 2.20 m) with double glazed window to rear, built-in range of base and wall units with worktop surfaces over, tiled splashbacks, 1 1/2 bowl sink unit with mixer tap, built-in four ring gas hob and single electric oven with extractor hood over, plumbing for dishwasher, single radiator, vinyl flooring and door to:-

UTILITY ROOM with double glazed window to rear, wall mounted Potterton Combi gas boiler, base units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for tumble drier, further space for free standing fridge freezer, vinyl flooring and personal door to rear garden.

CONSERVATORY 7'10" x 10'6" (2.40 m x 3.20 m) Of brick and UPVC double glazed construction, patio doors opening to side terrace area, ceramic tiled flooring, radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashback, radiator, extractor fan. New vinyl flooring.

FIRST FLOOR LANDING with double glazed window to rear, radiator. New carpet.

BEDROOM ONE 12'10" x 8'10" (3.90 m x 2.70 m) with double glazed window to front, radiator, new carpet. Door leading to:-

EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle, heated towel rail, vinyl flooring.

BEDROOM TWO 10'2" x 9'2" (3.10 m x 2.80 m) with double glazed window to front, double storage cupboard with hanging space and overhead storage, also housing water cylinder. New carpet.

BEDROOM THREE 7'3" x 6'7" (2.20 m x 2.00 m) with double glazed window to rear, radiator. New carpet.

FAMILY BATHROOM with opaque double glazed window to side, extractor fan. Three piece suite comprising low level WC, wash hand basin with built in cupboard below and bath with mixer tap, tiled splashbacks, radiator and vinyl flooring.

EXTERIOR FRONT Off road parking, pathway leading to front door, further path leading to gated access to the rear.

REAR GARDEN Fully enclosed by wood panel fencing, large stepped terraced area, lawned garden with plant and shrub borders. Outside tap.

SINGLE GARAGE 17'1" x 8'10" (5.20 m x 2.70 m) With electric roll door, built in storage to the eaves, power and lighting.

The property is fully managed.





Council Tax Band C

EPC D (65/80)

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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.