



St. Johns Road, Ely, CB6 3BW

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## 101 St. Johns Road, Ely, CB6 3BW

A spacious three bedroom detached bungalow just over one mile from the City Centre. Minimum 12 Month Let. EPC C (72). Available from early July.

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- GARDENS, GARAGE & DRIVEWAY
- MINIMUM 12 MONTH LET

**Rent: £1,450 PCM**

**Deposit: £1673**



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** Front door with glazed insets, radiator.

**LIVING ROOM** 16'10" x 11'1" (5.14 m x 3.38 m) Double glazed window facing front aspect, double glazed sliding doors to rear garden. Ornamental feature fireplace with raised marble effect hearth. Two radiators.

**KITCHEN/DINER** 13'5" x 8'2" (4.10 m x 2.50 m) One a half bowl single drainer stainless steel sink unit with mixer tap. Range of base units with drawers and working surfaces over. Matching range of wall mounted cupboards. Four ring gas hob with extractor over and built in low level electric oven. Space for washing machine and dishwasher. Space for under counter fridge and space for upright fridge/freezer. Radiator, Cupboard housing gas boiler. Double glazed window facing rear garden and part glazed door to garden.

**BEDROOM ONE** 9'2" x 11'3" (2.79 m x 3.42 m) Double glazed window facing rear aspect. Range of wall to wall fitted wardrobes with recess dressing table. Radiator. Door to:

**ENSUITE SHOWER ROOM** Fitted with three piece white suite comprising wash hand basin, low level WC and enclosed shower cubicle. Window to front aspect. Radiator.

**BEDROOM TWO** 11'7" x 9'9" (3.54 m x 2.97 m) Double glazed window facing front aspect, radiator.

**BEDROOM THREE** 11'7" x 8'10" (3.53 m x 2.68 m) Double aspect room with windows facing front and side aspects. Radiator.

**FAMILY BATHROOM** Fitted with a three piece white suite comprising wash hand basin, low level WC and bath. Window to rear aspect. Radiator.

#### EXTERIOR

**REAR GARDEN** Enclosed rear garden with paved patio area, mainly laid to lawn with flower border. Gated pedestrian access.

**FRONT GARDEN** Laid to lawn with hedging to the front and path to front door.

**SINGLE GARAGE** With power and light.

**EPC C** (72)

**COUNCIL TAX** Band D

**NOTES** This is a managed property.  
A pet may be considered here.

**VIEWING** By appointment with Pocock & Shaw  
Tel: 01353 668091 Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

**REF** JVD/6403





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.