



Waterside, Ely, CB7 4AZ

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A two bedroom character cottage with Juliet balcony located in the historic Waterside area of Ely yet within walking distance of the city centre and railway station. Council tax band B, EPC E44. Minimum 12 month let. Available from 1st July 2024.

- OPEN PLAN LIVING ROOM
- BEDROOM ONE WITH JULIET BALCONY
- BEDROOM TWO BATHROOM
- ELECTRIC HEATING
- WALKING DISTANCE TO STATION & CITY CENTRE
- MINIMUM 12 MONTH LET

RENT: £1,200 PCM

DEPOSIT: £1384.00



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.

FRONT DOOR With opaque glass panel to side.

OPEN PLAN LIVING ROOM 19'4" x 15'5" (5.90 m x 4.70 m)
Sitting Area: Two double glazed sash windows facing front aspect, wall mounted radiator. Bookshelving and stripped wood flooring.

Kitchen Area: Central island with inset four ring electric hob, drawers and storage cupboards below. Single drainer sink unit, integrated washing machine, dishwasher and fridge/freezer, storage cupboards.

LANDING Bookshelving, and cupboard housing water tank and boiler.

BEDROOM ONE 13'1" x 9'10" (4.00 m x 3.00 m) L-shaped room. Double glazed window facing front aspect, radiator. Study area with sliding door leading to storage cupboard and Juliet balcony with views to the river.

BEDROOM TWO 9'2" x 9'2" (2.80 m x 2.80 m) Double glazed window to front aspect, radiator.

SHOWER ROOM Comprising tiled double shower cubicle, inset wash basin with storage cupboard below, low level WC, heated towel rail.

COUNCIL TAX Band B

EPC RATING E 44

VIEWING By appointment with Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk

NOTES REF - JVD/6582
This is a fully managed property.

Council Tax Band B

EPC (44/76)

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Ref PEO-6582



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.