



Little Lane, Ely, Cambridgeshire, CB6 1AZ

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2a Little Lane, Ely, Cambridgeshire, CB6 1AZ

A versatile two/three bedroom cottage which is located in a small lane approximately half a mile from the city centre. EPC rating E(46). Minimum 12 month let. Fully managed property. Available from 1st July.

- Property will be redecorated prior to re-let
- Mid Terrace Cottage
- Sitting Room
- Dining Room
- Kitchen
- Home Office/Bedroom Three
- Two First Floor Bedrooms
- Bathroom
- Rear Courtyard Garden
- EPC rating E46

Rent: £1,100 PM Deposit £1269



Ely is home to a world famous 900 year old Cathedral, the historic city of Ely lies on the river Great Ouse approximately 15 miles from the city of Cambridge. The A10 links the two cities from which links to the A14 and M11 provide routes to London. From Ely's mainline rail station Cambridge can be reached in about 17 minutes with London beyond (Kings Cross/Liverpool Street) .

Sitting Room 13'6" x 10'8" (4.11 m x 3.26 m) Double glazed sash window to front. Wood flooring, log burning stove, radiator and opening to:

Dining Room 10'10" x 9'6" (3.30 m x 2.90 m) Double glazed window facing rear aspect, staircase to first floor, good size understairs storage cupboard. Aga (not in use) with cupboards fitted to either side.

Kitchen 14'10" x 5'5" (4.53 m x 1.64 m) With double glazed window facing into courtyard garden. Single drainer stainless sink unit, base units with drawers and work surfaces over. Cooker. Door to:

Home Office/Bedroom Three 12'10" x 8'3" (3.91 m x 2.52 m) With tiled and wood effect flooring. Double glazed window, radiator, tiled shower cubicle and storage cupboard.

First Floor Landing Hatch to roof space for additional storage.

Bedroom One 10'8" x 10'4" (3.24 m x 3.15 m) Double glazed window to rear aspect, radiator.

Bedroom Two 10'8" x 8'2" (3.25 m x 2.50 m) Double glazed window facing front aspect, radiator.

Bathroom Three piece suite comprising bath with shower over, low level WC, pedestal wash basin. Double glazed window and radiator.

Rear Courtyard Garden Room for small bistro set, pedestrian gated access.

Council Tax Band B

EPC Rating E46

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

NOTES VD/6656. Property is fully managed.

Ref PEO-6656





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.