



Waterside, Ely, Cambs CB7 4AU

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A three storey two-bedroom period house with study and off-road parking in the heart of Ely's historic city centre, situated within walking distance of the River Ouse and railway station. EPC D (67). Available from 23rd April 2025

- SITTING ROOM WITH LOG BURNER
- DINING AREA
- KITCHEN
- GROUND FLOOR BATHROOM
- TWO BEDROOMS
- LANDING/STUDY
- FIRST FLOOR SHOWER ROOM
- GAS CENTRAL HEATING
- COURTYARD GARDEN
- OFF ROAD PARKING IN REAR GARDEN

Rent: £1,500 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.

SITTING ROOM 11'10" x 8'10" (3.60 m x 2.70 m) Window facing front aspect, radiator, working log burner, stripped wood floor.

DINING AREA 10'2" x 7'7" (3.10 m x 2.30 m) Staircase to first floor, radiator, wood flooring, glazed door to exterior.

KITCHEN Inset white Butler sink. Painted wooden base units with work surfaces over four ring gas hob with electric oven below. Wall mounted gas boiler. Window to side aspect. Built in fridge/freezer, cupboard with plumbing for washing machine. Stripped wooden flooring.

INNER LOBBY Part glazed door to rear garden. Door to:

GROUND FLOOR BATHROOM Comprising panel bath with shower attachment, pedestal wash basin, low level WC, radiator and opaque window to side aspect.

FIRST FLOOR:

LANDING/STUDY AREA Radiator, window facing rear aspect, staircase to second floor.

BEDROOM ONE 12'6" x 9'2" (3.80 m x 2.80 m) Window facing front aspect, radiator.

SHOWER ROOM Semi-circular shower cubicle, pedestal wash basin. low level WC, radiator.

SECOND FLOOR:

BEDROOM TWO Double aspect room with windows facing front and rear. Radiator.

EXTERIOR Courtyard garden with paved patio area, flowers and shrubs. Gated rear pedestrian access.

OFF ROAD PARKING To the rear of the garden is an up and over garage door which can be accessed via Willow Walk. This allows a car to drive into the rear of the garden.

EPC RATING D 68

COUNCIL TAX Band B

NOTES This is a non-managed property. Unfortunately, pets cannot be considered here.

REF JVD/6407

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





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. (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.