



**Samuels Way, Ely, Cambs CB7 4HA**

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## 1 Samuels Way, Ely, Cambs CB7 4HA

A newly decorated and carpeted three-bedroom end of terrace house, tucked away at the end of a small select cul de sac within easy distance of the City Centre. EPC C (71). Council Tax Band B. Available End April. Min 12 Month Let.

- Entrance Hall & Cloakroom
- Fitted Kitchen/Dining Room
- Sitting Room
- Three Bedrooms with En-Suite Shower Room to Master Bedroom
- Family Bathroom
- Double Glazing/Gas Central Heating
- Front & Rear Gardens
- Two Allocated Parking Spaces
- Minimum 12 Month Let

**Rent: £1,500 PCM**

**Deposit: £1730**



**ELY** 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 takeaways. 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** With stairs rising to first floor. Radiator.

**CLOAKROOM** Fitted with a matching two piece white suite comprising wash hand basin and low level WC. Vinyl flooring and radiator.

**KITCHEN/BREAKFAST ROOM** 15'6" x 9'1" (4.72 m x 2.77 m) Window facing front aspect. Single drainer sink unit with mixer taps. Range of base units with drawers over and working surfaces. Matching range of wall mounted cupboards. Integrated fridge/freezer and washing machine. Four ring gas hob with extractor over and low level electric oven. Space for dining table, radiator.

**SITTING ROOM** 16'2" x 11'5" (4.93 m x 3.48 m) With windows to rear aspect and French doors opening onto the rear garden. Radiator.

**FIRST FLOOR LANDING** With airing cupboard, radiator.

**BEDROOM ONE** 14'4" x 9'5" (4.37 m x 2.87 m) With window to rear aspect, radiator.

**ENSUITE SHOWER ROOM** Comprising tiled shower cubicle, wash basin, low level WC. Heated towel rail.

**BEDROOM TWO** 9'7" x 9'5" (2.92 m x 2.87 m) With window to front aspect, radiator

**BEDROOM THREE** 11'7" x 6'5" (3.53 m x 1.95 m) With window to rear aspect, radiator.

**BATHROOM** Comprising bath with hand shower attachment, wash basin, low level WC, heated towel rail.

**EXTERIOR** Enclosed rear garden with patio area. To the front of the property are two garden beds, outside tap. Two allocated parking spaces.

**EPC RATING C** (71)

**COUNCIL TAX BAND** Band B

**NOTES** This is a fully managed property.

Unfortunately, the Landlord is unable to accept pets at the property.

**Viewing** By Arrangement with Pocock & Shaw  
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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.