



Orford Close, Ely CB7 4LX

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9 Orford Close, Ely, CB7 4LX

A two double bedroom detached coach house style apartment with a good sized garden, garage and parking space approx. one mile from the City centre. Sorry, no pets. EPC C (76). Council Tax Band B. Minimum 12 month let. Available late November. Fully managed, unfurnished property.

- ENTRANCE HALL
- LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE AND ALLOCATED PARKING

Rent: £1,050 PCM Deposit: £1211
Unfurnished, fully managed



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 Radiator, stairs to first floor.

LANDING Window to rear aspect, airing cupboard housing gas boiler.

LIVIGN ROOM Two double glazed windows facing front aspect, radiator. Opening to:

KITCHEN 13'9" x 7'3" (4.20 m x 2.20 m) Double glazed window facing rear aspect. One and a half bowl stainless steel sink unit with mixer tap. Fitted with a range of base units with work surfaces over and matching range of wall mounted cupboards. Four ring gas hob with extractor over, built in electric oven. Plumbing for washing machine, space for fridge/freezer. Radiator.

BEDROOM ONE 11'2" x 10'6" (3.40 m x 3.20 m) Double glazed window to front aspect, radiator.

BEDROOM TWO 11'2" x 10'6" (3.40 m x 3.20 m) L shaped room with double glazed to front. Storage recess, built in storage cupboard, single radiator.

BATHROOM Comprising bath with shower over, wash basin, low level WC, tiled flooring, radiator, opaque double glazed window to rear aspect.

EXTERIOR To the front of the property is a single garage (first garage on left hand side of front door)

REAR GARDEN Fully enclosed rear garden mainly laid to lawn, gated side access.

NOTES EPC rating C (76)

Council Tax Band B

Sorry, no pets

This is a fully managed, unfurnished property.

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. 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.