



STOUR GREEN
ELY, CAMBRIDGESHIRE, CB6 2XJ

£2,200 PCM **Chilterns**

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Chilterns

A modern detached town house located on this popular development on the outskirts of the historic and pretty city of Ely. The property benefits from spacious accommodation spread over three floors, as well as gas fired central heating and Upvc double glazed windows throughout.

This well presented modern detached town house is located on a popular development on the outskirts of this historic city.

The property enjoys good sized accommodation spread over three floors and benefits from six bedrooms, two with en-suites as well as a separate lounge and dining room and modern kitchen with integrated appliances.

Internal viewings are highly recommended.

The cathedral City of Ely is well served by a large variety of shopping amenities together with schooling for all age groups, leisure and recreation facilities. There are good rail links to London, the city of Cambridge is approximately 16 miles away, Mildenhall is 15 miles away and Lakenheath 18 miles.





ENTRANCE HALL Laminate flooring; radiator; staircase to first floor.

CLOAKROOM Fitted carpet; w:c; wash hand basin; radiator.

LOUNGE 14' 11" x 15' 0" (4.57m x 4.59m) Laminate flooring; radiator; fireplace with gas fire; Upvc sealed unit double glazed window; Upvc sealed unit double glazed French doors to rear garden.

DINING ROOM 9' 9" x 13' 0" (2.98m x 3.98m) Laminate flooring; radiator; Upvc sealed unit double glazed window.

KITCHEN 10' 4" x 15' 7" (3.16m x 4.77m) Well fitted kitchen comprising of wall and floor cupboard units with work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit; integrated dishwasher; integrated fridge/freezer; plumbing for automatic washing machine; radiator; ceramic tiled floor; door to rear garden.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

LANDING Fitted carpet; airing cupboard; staircase to second floor.

MASTER BEDROOM 2 12' 11" x 12' 1" (3.96m x 3.70m) Fitted carpet; radiator; built-in wardrobe cupboard; Upvc sealed unit double glazed window.

EN-SUITE SHOWER ROOM Tiled shower cubicle with plumbed in shower; w:c; wash hand basin; radiator; fitted carpet.

BEDROOM 3 10' 9" x 7' 4" (3.28m x 2.25m) Fitted carpet; radiator; built-in wardrobe cupboard; Upvc sealed unit double glazed window.





BEDROOM 4 10' 7" x 7' 4" (3.24m x 2.26m) Fitted carpet; radiator; built-in wardrobe cupboard; Upvc sealed unit double glazed window.

BEDROOM 5 7' 3" x 8' 7" (2.21m x 2.63m) Fitted carpet; radiator; Upvc sealed unit double glazed window.

FAMILY BATHROOM White suite comprising of panelled bath with mixer shower over; w:c; wash hand basin; radiator; fitted carpet.

STAIRCASE FROM FIRST FLOOR LANDING LEADING TO SECOND FLOOR

LANDING Fitted carpet; built-in storage cupboard.

MASTER BEDROOM 1 12' 7" x 11' 2" (3.84m x 3.41m) Fitted carpet; radiator; Upvc sealed unit double glazed window.

DRESSING AREA 6' 10" x 6' 3" (2.10m x 1.91m) Range of built-in wardrobe cupboards; fitted carpet; radiator; Upvc sealed unit double glazed window.

EN-SUITE BATHROOM Comprising of panelled bath with mixer shower; separate shower cubicle; w:c; wash hand basin; fitted carpet; built-in storage cupboard.

BEDROOM 6 11' 2" x 9' 4" (3.41m x 2.85m) Fitted carpet; radiator; access to loft space: Upvc sealed unit double glazed window.

OUTSIDE The front garden is chiefly laid to lawn with flower borders.

To the side the driveway leads to the

BRICK AND TILED GARAGE With up and over door; light and power; personnel door to rear garden.

The rear garden is enclosed by fencing and walling and is chiefly laid to lawn with a paved patio area.

RENT ADJUSTMENT FOR PET INCLUSION Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.

SERVICES Mains water, drainage, electric and gas.
Gas central heating

COUNCIL TAX Band E

EPC RATING Band C

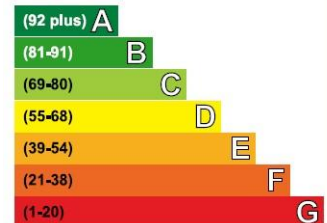






Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 73 | 84 |

Chilterns



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