



Tower Road, Ely, Cambridgeshire CB7 4HW

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16 Tower Road, Ely, Cambridgeshire, CB7 4HW

A highly individual modern four bedroom detached residence well situated in this small spur with a private gated access just over ½ a mile from the City Centre and Railway Station. EPC C 75. Council Tax Band E Minimum 12 Month Let. SORRY NO PETS NON MANAGED AVAILABLE 1ST MARCH 2026

- Cloakroom
- Study
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Ground Floor Bedroom with Ensuite
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Garage and store

RENT £2,300 DEPOSIT £2,653



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 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.

RECEPTION HALL Oak flooring, two radiators, stairs

CLOAKROOM white suite comprising, low level WC, was basin, oak flooring.

STUDY Radiator, oak flooring, window facing front aspect.

SITTING ROOM 15'5" x 10'10" (4.70 m x 3.30 m) Two radiators, inset electric fire, double french doors leading to conservatory.

CONSERVATORY 10'6" x 8'2" (3.20 m x 2.50 m) Radiator, oak flooring, French doors to exterior.

GROUND FLOOR BEDROOM 12'10" x 11'2" (3.90 m x 3.40 m) Two radiators. Fitted wardrobe with three sliding doors. French doors to exterior.

ENSUITE SHOWER ROOM Comprising shower cubicle, low level WC, wash basin, vanity cupboard, tiled walls. Vinyl flooring.

KITCHEN/DINER 22'4" x 12'10" (6.80 m x 3.90 m) Range of fitted base and wall units with work surfaces over. Belfast style sink, Bosch stainless steel cooker. Integrated dishwasher, island

unit with base cupboards and drawers, work surfaces and adjoining breakfast table.

Dining Area with sloping glass ceiling and French doors to rear.

UTILITY AREA 4'11" x 4'7" (1.50 m x 1.40 m) Radiator, oak flooring, work surfaces with space and plumbing below for washing machine and tumble dryer.

GALLERIED LANDING 18'1" x 10'10" (5.50 m x 3.30 m) Radiator, hatch to roof space.

MAIN BEDROOM 14'1" x 11'2" (4.30 m x 3.40 m) Radiator, window to front, double doors to:

DRESSING ROOM/NURSERY Radiator, two fitted wardrobes.

EN SUITE SHOWER ROOM 9'10" x 8'2" (3.00 m x 2.50 m) Comprising shower cubicle, wash basin, low level WC, tiled walls, radiator, heated towel rail.

BEDROOM THREE 12'10" x 10'6" (3.90 m x 3.20 m) Radiator, window to front, built in wardrobe.

BEDROOM FOUR 12'10" x 9'6" (3.90 m x 2.90 m) Radiator, Velux window.

BATHROOM Comprising panel bath, with mixer taps and shower attachment, corner shower cubicle, low level WC, laminate flooring, linen cupboard with slatted shelves.

EXTERIOR The property is approached from Tower Road over a private drive shared with one other property with electronically operated vehicle gates. To the front of the house is a shallow railed front garden. Gated pedestrian access to side of property leading to rear garden, with paved patio area, lawned area, outside tap.

NOTES Council Tax Band E, EPC C SORRY NO PETS NON MANAGED AVAILABLE 1ST MARCH 2026

Viewing By Arrangement with Pocock & Shaw
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Ref PEO-4110





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.