



**Elysian Close, Ely, Cambridgeshire CB7 4HY**

[www.pocock.co.uk](http://www.pocock.co.uk)



## 11 Elysian Close, Ely, Cambridgeshire, CB7 4HY

Well presented 2 bedroom terraced house on this popular residential development in Ely. This well presented property comprises kitchen, lounge/diner, downstairs w/c, 2 bedrooms, family bathroom, garden to rear and dedicated parking spaces. EPC C (73). COUNCIL TAX BAND B. SORRY NO PETS. MINIMUM 12 MONTH LET. AVAILABLE EARLY MARCH. MANAGED PROPERTY

- Entrance Hall & Cloakroom
- Lounge / Diner
- Two Double Bedrooms
- Gas Central Heating
- Two Parking Spaces
- Enclosed Rear Garden
- Sought After location

**Rent: £1100 PCM**  
**DEPOSIT: £1269.00**



**ELY** 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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

**ENTRANCE HALL** with spot lights and radiator.

**KITCHEN** Fitted with a range of wall and base units with work surfaces over and tiled splashbacks. Built in gas hob, extractor and electric oven. Space for fridge/freezer and plumbing for washing machine. Window to front. Boiler and radiator

**DOWNSTAIRS CLOAKROOM** Fitted with a 2 piece suite, comprising low level WC and wash basin. Radiator.

**LOUNGE/DINING ROOM** With French doors leading to rear. Understairs storage cupboard. Stairs leading to first floor and radiator.

**BEDROOM ONE** Window to rear aspect. Radiator

**BEDROOM TWO** Window to front aspect. Access to loft. Radiator

**BATHROOM** Fitted with three piece suite comprising low level WC, wash basin, bath with shower over. Extractor fan. Spot Lights and Radiator.

**EXTERIOR** The rear garden has a patio area and grassed beyond. Gate leading to two parking spaces.

**NOTES** EPC C (73/91)  
COUNCIL TAX BAND B  
SORRY PETS WILL NOT BE CONSIDERED  
MINIMUM 12 MONTH LET  
PROPERTY IS FULLY MANAGED BY POCOCK AND SHAW

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** PEO-7405



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.