



22G High Street, Ely, CB6 2RB
£1,400 Per month





Total area: approx. 174.1 sq. metres (1873.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- Large chalet bungalow
- Off-road parking
- 4 bedrooms
- Quiet location

An expansive 4 bedroom chalet bungalow set back from the High Street in a quiet yet very convenient location, in the popular village of Sutton.

On the ground floor there is a wide and welcoming entrance hall which leads to the modern and very well equipped kitchen/dining room. The kitchen has modern white cabinets under a black worktop and includes a single oven and electric hob, as well as space for other appliances. The dining area is a great size and has sliding doors to a decked area and the large rear garden.

The living room is an excellent size with triple aspect and bi-fold doors opening into the garden. There are also two bedrooms on the ground floor, both of which are doubles and one with an en-suite shower room. Completing the ground floor is the contemporary family bathroom.

Upstairs the landing is especially large and leads to two further double bedrooms and a large shower room. There is also excellent storage options with eaves cupboards from the landing space.

Outside the rear garden is lovely with plenty of lawn as well as an outside seating area. The front of the property provides parking for 2-3 cars.

This property is available unfurnished, has electric heating throughout, the council tax band is E and the EPC rating is D

///eggplants.iceberg.milder



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com