



Turner Drive, Ely, CB7 4LH

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6 Turner Drive
Ely
Cambs
CB7 4LH

A modern three bedroom house situated on the sought after Cathedral View development just over a mile from the City Centre.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- MASTER BEDROOM WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- DOUBLE GLAZING
- GAS CH
- TWO OFF STREET PARKING SPACES

£895pcm Unfurnished
Tenancy Fees Apply

Draft Particulars
All information subject to
confirmation by the Landlord



ENTRANCE HALL Stairs to first floor. Double radiator.

CLOAKROOM Comprising low level WC and wash hand basin. Ceramic tiled floor and radiator.

SITTING ROOM 16' 0" x 9' 8" (4.88m x 2.95m) Double glazed window to front aspect. Radiator. Opening to:

DINING AREA 9' 3" x 7' 8" (2.84m x 2.36m) Double glazed doors leading on to terrace to the rear. Ceramic tiled floor and radiator. Opening to:

KITCHEN 9' 4" x 8' 3" (2.85m x 2.54m) Range of wall and base units with drawers and work surfaces above. Inset 1 1/2 bowl single drainer sink unit with mixer taps. Double built in oven and 4 ring hob with extractor over. Plumbing for washing machine and space for fridge/freezer. Double radiator and useful understairs cupboard.

LANDING Hatch to roof space and airing cupboard.

MASTER BEDROOM 9' 8" x 9' 5" (2.97m x 2.89m) Double glazed window to front aspect. Built in wardrobes with overhead storage. Door leading to:

ENSUITE SHOWER ROOM Comprising single shower cubicle with electric shower, low level WC and wash hand basin. Ceramic tiled floor and radiator.

BEDROOM TWO 11' 4" x 9' 9" (3.46m x 2.98m) Double glazed window facing rear aspect and radiator.

BEDROOM THREE 9' 6" x 6' 4" (2.91m x 1.95m) Double glazed window facing rear aspect and radiator.

FAMILY BATHROOM Comprising panelled bath with shower attachment over, low level WC and wash hand basin. Ceramic tiled floor.

EXTERIOR Off road parking for two vehicles

GARDENS At the front of the property is a small lawned garden with plant and shrub borders. The rear garden is enclosed and predominately laid to lawn with a paved terrace

COUNCIL TAX Band B

RESTRICTIONS No pets, No smokers, No housing benefit

EPC C 80

VIEWING By Appointment with Pocock & Shaw

REF JVD/4858

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