



West Fen Road, Ely, CB6 3AD

**CHEFFINS**

## West Fen Road

Ely,  
CB6 3AD

When it comes to securing quality tenants fast, Cheffins delivers. Our expert local teams know the market inside out and work proactively to match the right tenants to your property. If you're thinking of letting, contact your local Cheffins office today and let us find the right tenants for your property.

### LOCATION

Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.



**£775 PCM**





## ENTRANCE HALL

with airing cupboard.

## BATHROOM

with WC, basin and bath with electric shower over.

## KITCHEN/BREAKFAST ROOM

With electric cooker, extractor hood, washing machine and fridge/freezer.

## LIVING ROOM

## BEDROOM

## OUTSIDE

There is a parking area to the side with a small garden area behind (not enclosed) this continues down from the rotary drier to the cherry tree stump. please see photos.

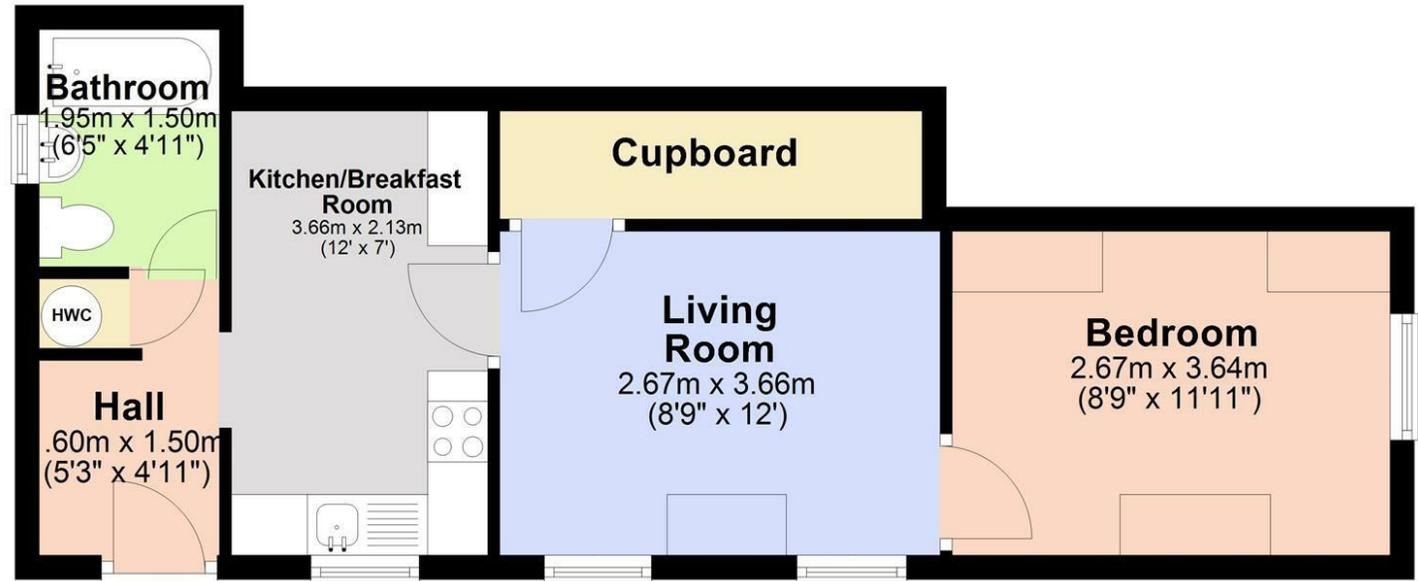
## LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



## Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 38.2 sq. metres (411.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

