



Brooke Grove, Ely, CB6 3WT

CHEFFINS

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Ely,
CB6 3WT

Semi-detached house on this popular development. Accommodation comprises entrance hall, fitted kitchen with integrated cooker, dining/living room, conservatory, cloakroom, three bedrooms and a fitted bathroom with shower attachment over the bath. Enclosed rear garden and allocated parking to the rear. Available: 30/04/2026. Deposit: £1,442. Holding fee: £288. Council tax band: B. EPC: C

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.



£1,250 PCM





ENTRANCE HALLWAY

with under stair storage cupboard.

KITCHEN

with electric oven, gas hob, extractor and plumbing for washing machine.

DINING/LIVING ROOM

with laminate flooring and French doors to the conservatory.



CLOAKROOM

CONSERVATORY

with french doors to the garden.

BEDROOM

with built-in wardrobes.

BEDROOM

BEDROOM

BATHROOM

with WC, hand basin and bath with shower attachment.



OUTSIDE

Enclosed rear garden with storage shed and gate leading to tandem parking spaces at the rear.

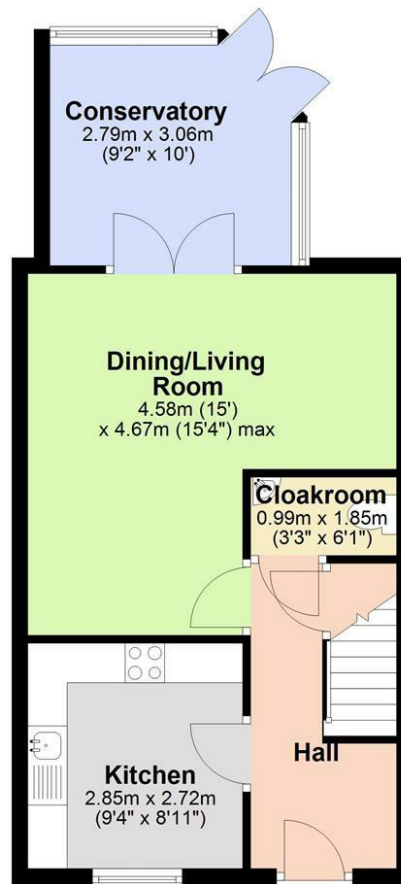
LETTING AGENTS NOTES

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



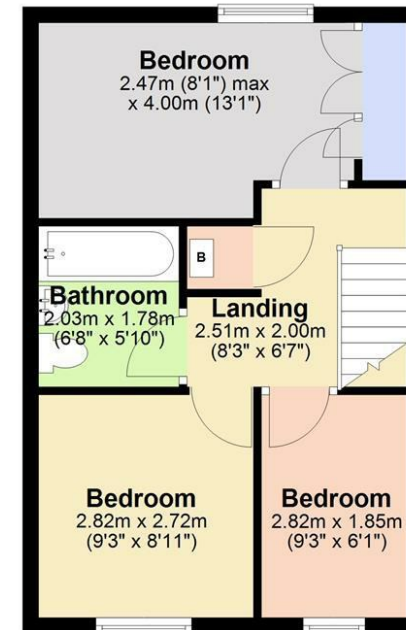
Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 78.7 sq. metres (846.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

