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.....Signature

.....Date

Beresford Road, Ely, CB6 3WD

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Residential sales, lettings & management

**177 Beresford Road
Ely
Cambridgeshire, CB6 3WD**

A modern two bedroom mid terrace house with a garage situated in a popular residential development just over 1 mile to the city centre.

- ENTRANCE HALL
- CLOAKROOM
- KITCHEN/DINER
- LIVING ROOM
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- GARAGE
- REAR GARDEN

£825.00PCM Deposit £951.00
Available from 22nd October 2021-
Unfurnished



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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL Part glazed front door. Radiator, wood effect laminate flooring. Staircase rising to first floor. Door to:

CLOAKROOM Low level WC, wash hand basin, tiled splashbacks. Radiator.

LIVING ROOM 15' 0" x 10' 7" (4.58m x 3.25m) Double glazed window facing rear garden, double glazed French doors leading to patio and rear garden. Two radiators, understair storage cupboard.

KITCHEN/DINER 10' 8" x 7' 4" (3.26m x 2.26m) Double glazed window facing front aspect. Single drainer sink unit. Range of base units with work surfaces over and matching range of wall mounted cupboards. Four ring gas hob with extractor over and low level electric oven. Space for fridge/freezer, washing machine and slimline dishwasher. Double radiator, space for dining table, wood laminate effect flooring.

LANDING

BEDROOM ONE 11' 5" x 11' 5" (3.49m x 3.48m) Two double glazed windows facing front aspect, radiator, airing cupboard with hot water cylinder and double built in wardrobe.

BEDROOM TWO 10' 6" x 8' 3" (3.21m x 2.53m) Double glazed window facing rear aspect, radiator and storage cupboard.

BATHROOM Comprising panel bath with shower over, pedestal wash basin, low level WC, opaque double glazed window facing rear, radiator and vinyl floor covering.

REAR GARDEN Paved patio, steps up to lawned area, raised beds, apple trees, mature shrubs.

GARAGE In block to the rear of the property approached via lockable double gates.

RESTRICTIONS No smokers, no pets.

COUNCIL TAX Band B

EPC RATING C 73





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

