

**CHEFFINS**

## Station Road

Ely,  
CB7 4BS

Two bedroom mid-terrace property, close to the riverside and City centre. Accommodation comprises kitchen/dining room, living room, two bedrooms and a bathroom with feature beams throughout. One parking space. Available: 01/08/2025. Deposit: £1,269. Holding deposit: £253. Minimum 6 month term. Council tax band: B. EPC: D

### 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.



**£1,100 PCM**





## KITCHEN/BREAKFAST ROOM

with built-in electric oven, hob and extractor hood and plumbing for washing machine.

## LIVING ROOM

with stairs to first floor and under stairs cupboard.

## BEDROOM

with built-in wardrobes.



## BEDROOM

with fitted wardrobes.

## BATHROOM

with WC, basin and bath with electric shower over.

## OUTSIDE


To the front there is one parking space and lockable store cupboard. There is also a communal bin store area and clothes line.



## LETTING AGENTS NOTES

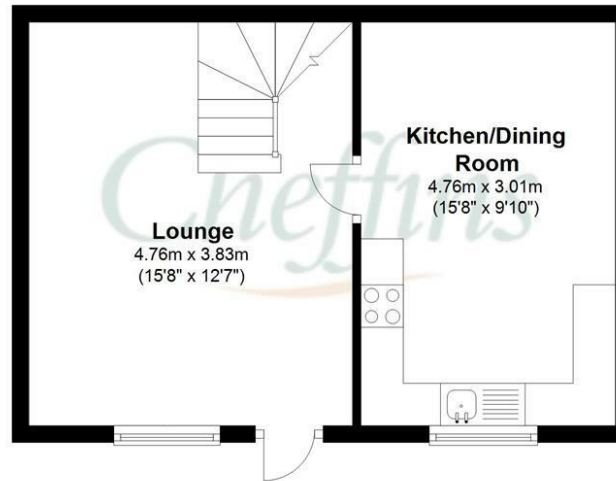
For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

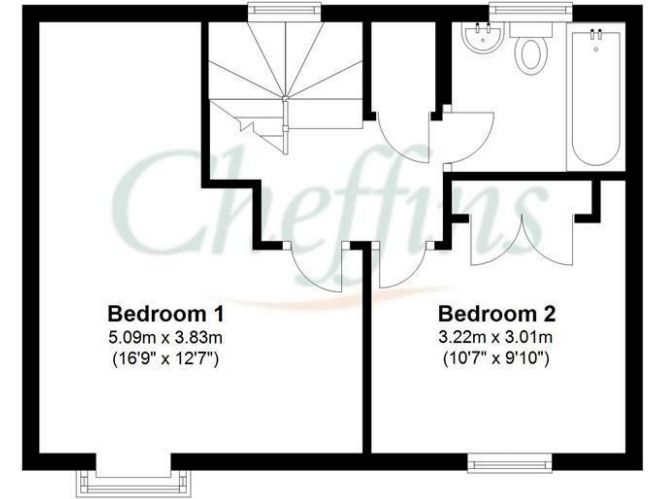
## Ground Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 sq. feet)

### 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.

