



Lynn Road, Ely, CB6 1DA

CHEFFINS

Lynn Road

Ely,
CB6 1DA

- City centre location
- Available 11/09/26
- Gardener included

Spacious detached house, ideally located in the City centre. Versatile accommodation including three reception rooms, five bedrooms and separate office space. Weekly gardener included in the rent to maintain the large, well-stocked gardens. Garage and driveway providing ample parking. Available: 11/09/2026. Security deposit: £4038. Holding deposit: £807. Council tax band: F. EPC rating D.

5 2 3

£3,500 Per Month





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.

ENTRANCE PORCH

ENTRANCE HALL

With stairs to first floor and understairs storage cupboard.

RECEPTION ROOM ONE

With feature fireplace, bay window to front aspect and window to side aspect.

RECEPTION ROOM TWO

With bay window to front aspect and fitted shelving.

STUDY

With storage cupboard and sink. Windows to rear aspect and door to rear garden.

LOBBY

With door to front driveway

CLOAKROOM

With basin and WC. Window to side aspect.

RECEPTION ROOM THREE

With open fireplace. Patio doors to rear garden and window to side aspect.

KITCHEN/DINING ROOM

Fitted kitchen with range cooker and dishwasher (dishwasher for tenant

use if wanted, but will not be repaired or replaced in the event of mechanical breakdown). Pantry cupboard and window to rear aspect.

UTILITY ROOM & STORE ROOM

With door to rear garden and window to side aspect. Gas fired boiler.

CLOAKROOM

With WC and basin. Window to side aspect.

LANDING

With door leading to small balcony at front of property. Airing cupboard housing hot water cylinder. Loft space is not included in the let and should not be used.

BEDROOM ONE

With bay window to front aspect.

BEDROOM TWO

With bay window to front aspect.

BEDROOM THREE

With window to side aspect.

BEDROOM FOUR

With windows to rear and side aspect. Fitted wardrobes.

ENSUITE

With shower cubicle, basin and WC. Window to rear aspect.

BATHROOM

With WC, basin and P-shaped bath with shower over. Storage cupboard and window to rear aspect.

BEDROOM FIVE

With window to side aspect.

OUTSIDE

There is a driveway and single garage to the front of the property providing ample off road parking and a PodPoint EV charger. (the store room to the rear of the garage is not included in the let). To the rear there is a large, well-stocked garden with patio areas, a summerhouse, small pond, vegetable patch and fruit trees. A gardener is included in the rent and will attend for five hours every week throughout the year.

PROPERTY SPECIFIC INFORMATION

As this property is Diocesan owned, the tenancy will be subject to relevant ministerial clauses relating to notices (Ground 5).

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) A		77
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

£3,500 Per Month

Council Tax Band - F

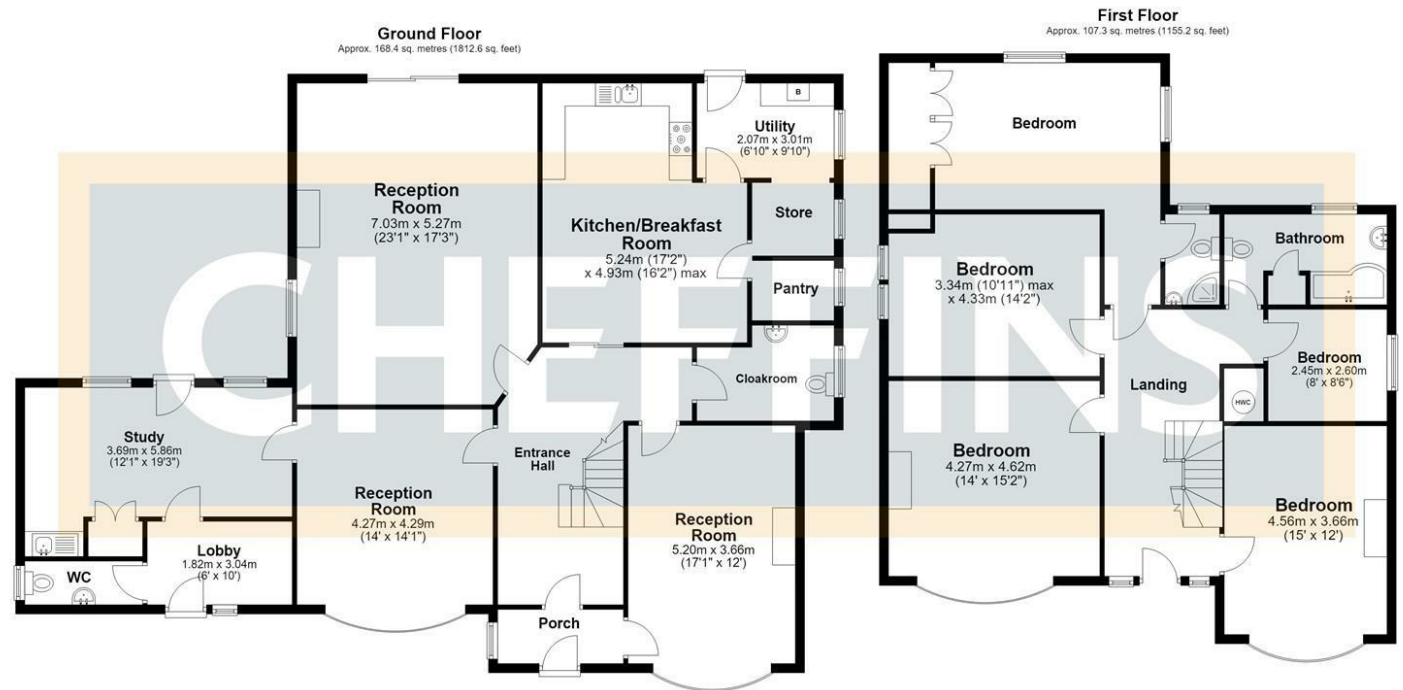
Local Authority - East Cambridgeshire District Council

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



Total area: approx. 275.7 sq. metres (2967.8 sq. feet)

