



Briar Grove, Ely, CB6 3EU

CHEFFINS

Briar Grove

Ely,
CB6 3EU

****Fully booked for viewings**** Link detached house situated close to St John's primary school. Accommodation comprises entrance hall, kitchen, living room, cloakroom, three bedrooms (each with fitted wardrobes) and en-suite to master bedroom, bathroom with shower over the bath, enclosed rear garden, single garage and driveway. Available: 12/06/2026. Deposit: £1,615. Holding deposit: £323. 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.

3 2 1

£1,400 PCM





ENTRANCE HALL

KITCHEN

with vinyl flooring, electric oven, ceramic hob, extractor, washing machine and space for fridge/freezer.

LIVING ROOM

with wooden flooring, vaulted ceiling, under stair cupboard and French doors to rear garden.



CLOAKROOM

BEDROOM

with built in wardrobes.

EN-SUITE

BEDROOM

with built in cupboard.

BEDROOM

BATHROOM

with vinyl flooring.



OUTSIDE

Enclosed rear garden, garage and carport.

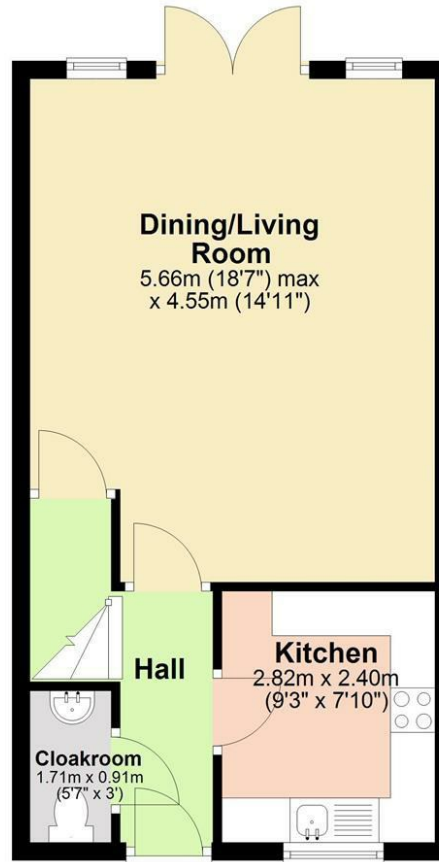
LETTING AGENTS NOTES

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



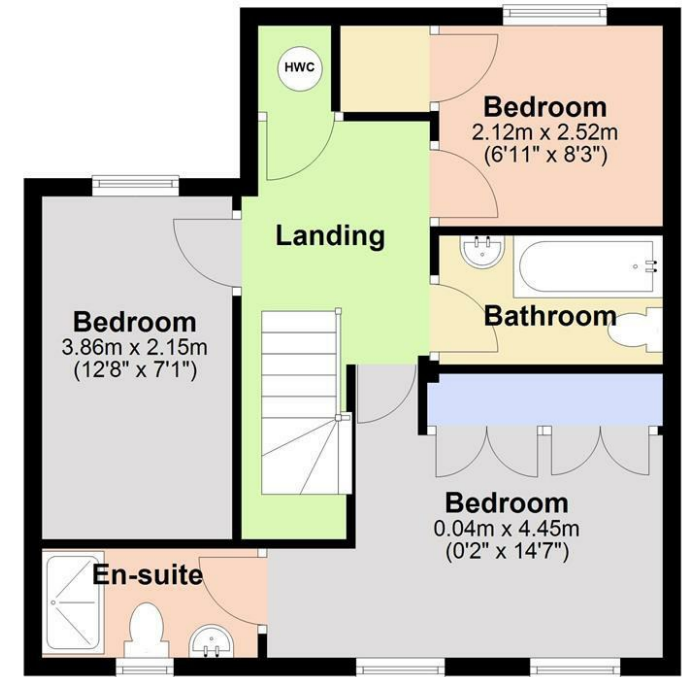
Ground Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 80.9 sq. metres (870.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	89
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.

