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Newnham Street, Ely, CB7 4PG

CHEFFINS

## Newnham Street

Ely,  
CB7 4PG

A centrally located maisonette. Accommodation comprises kitchen, utility area, dining/living room, landing/study area, one bedroom and bathroom. There is electric heating and an outside communal seating area. Available: 17/06/2026. Deposit: £1,038. Holding deposit: £207. Council tax band: A. EPC: E

### 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.



£900 PCM





## **KITCHEN**

with tiled floor, single electric oven, ceramic hob and extractor.

## **UTILITY AREA**

with tiled floor, plumbing for dishwasher and washing machine and space for fridge/freezer. French doors to seating area.

## **LIVING ROOM**

with feature fireplace and under stairs storage cupboard.



## **BEDROOM**

with vaulted ceiling and velux window.

## **BATHROOM**

with tiled floor, wc, hand basin and bath with shower over.



## **OUTSIDE**

There is a storage shed and a patio area within a shared courtyard.

## **LETTING AGENTS NOTES**

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

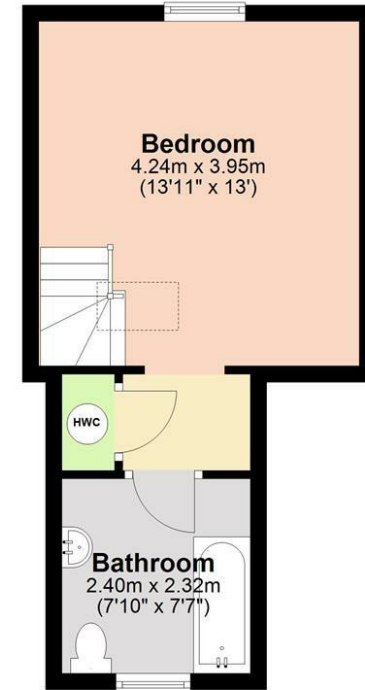
### Ground Floor

Approx. 24.6 sq. metres (264.8 sq. feet)



### First Floor

Approx. 25.5 sq. metres (274.9 sq. feet)



Total area: approx. 50.1 sq. metres (539.7 sq. feet)

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.

