



West Fen Road, Ely, CB6 3AD

CHEFFINS

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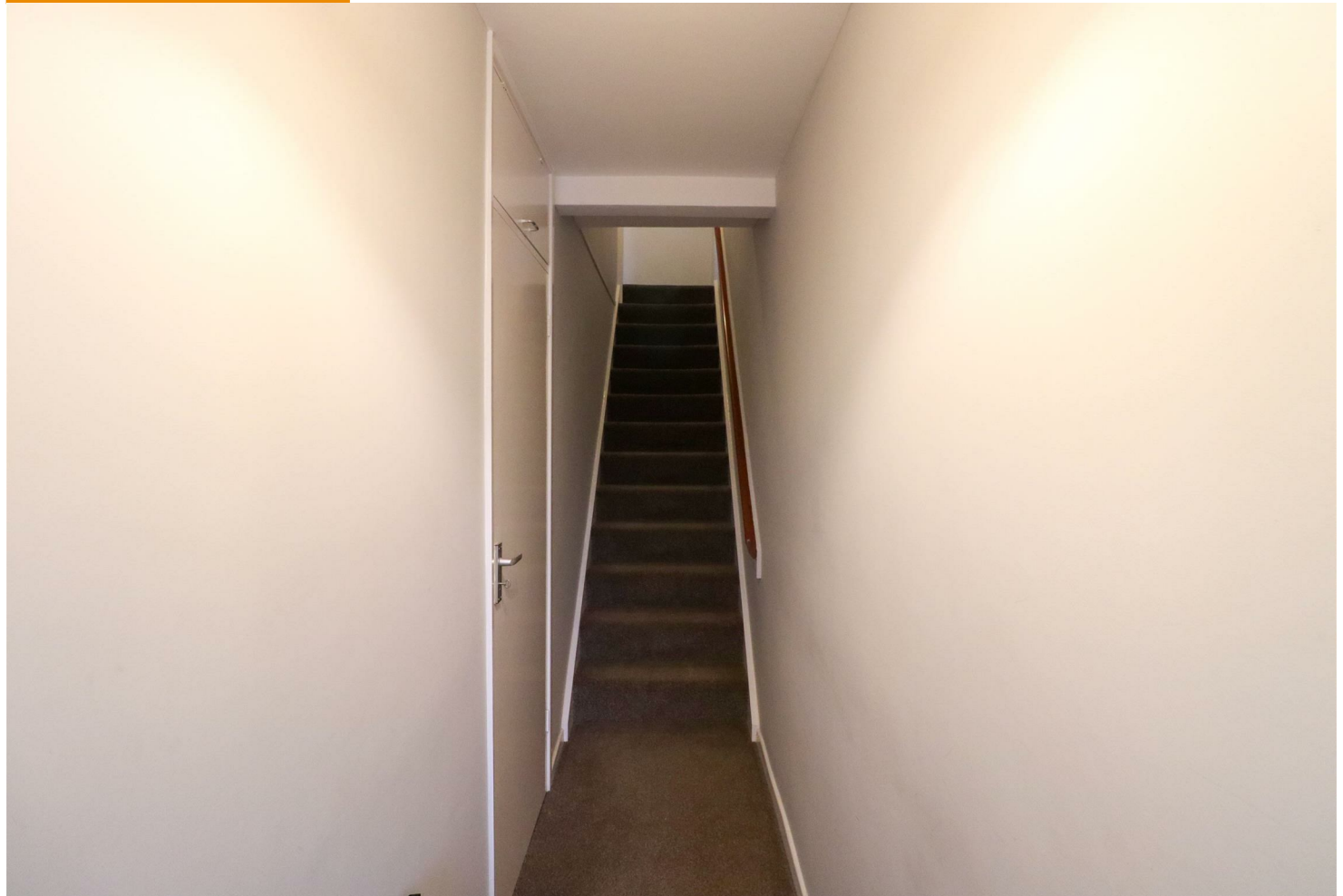
First floor studio flat with easy access to the A10. The accommodation comprises entrance hall with stairs to first floor, kitchen, living/bedroom, study/storage room, bathroom with electric shower over bath. Available: 12/10/2026. Deposit: £807. Holding deposit: £161. Council tax band: A. EPC: E

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.



£700 PCM





ENTRANCE HALLWAY

with stairs to first floor.

KITCHEN/DINING ROOM

with electric hob and oven with extractor hood, plumbing for washing machine and space for fridge/freezer.

BATHROOM

with electric shower over the bath, W/C, hand basin, mirrored vanity unit and heated towel rail.



BEDROOM

with cupboard with hanging rail and shelves.

STUDY/STORAGE ROOM

OUTSIDE

Small enclosed front garden.

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		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents note:

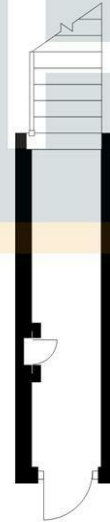
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

IMPORTANT: 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.

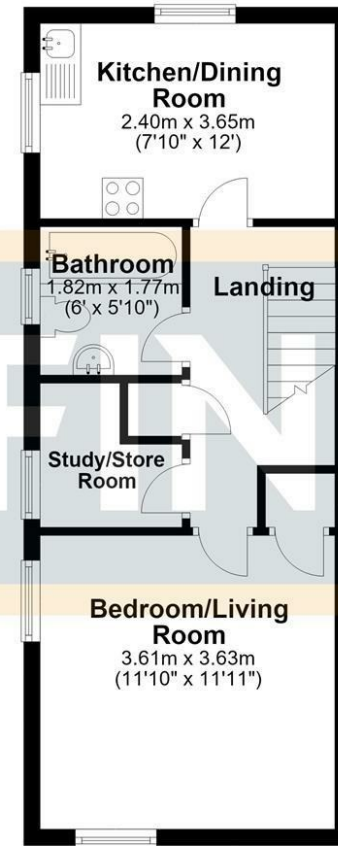
Ground Floor

Approx. 3.3 sq. metres (35.9 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 39.4 sq. metres (424.3 sq. feet)



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