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Prickwillow Road, Ely, CB7 4QR

CHEFFINS

## Prickwillow Road

Ely,  
CB7 4QR

This ground floor flat can be let furnished/unfurnished and offers a kitchen/diner, living room, sunroom, bedroom, separate wc, bathroom and a private courtyard. Available: 04/06/2026. Deposit: £1,038. Holding deposit: £207. Council tax band: A. EPC: D. The marketing photographs were taken prior to the start of the current tenancy.

### 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 sports centre, swimming pool, 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**





## ENTRANCE HALLWAY

## KITCHEN/DINER

fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, cooker and space for fridge/freezer.

## SUN ROOM

with 2 skylights, plumbing for washing machine and store cupboard.

## LIVING ROOM

with bay window.

## CLOAKROOM

with low level WC, wash hand basin and frosted window to bathroom.

## BATHROOM

with 2-piece suite comprising pedestal hand basin, panelled bath with shower over and airing cupboard housing hot water tank.

## INNER HALLWAY

with built-in storage cupboard.

## BEDROOM

with built in wardrobe.

## OUTSIDE

The property has a courtyard 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 75        |
| (55-68) <b>D</b>                                   | 62                         |           |
| (39-54) <b>E</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<br>2002/91/EC |           |



Total area: approx. 65.1 sq. metres (700.3 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.

