



Kings Avenue, Ely, CB7 4QW



Kings Avenue

Ely,
CB7 4QW

Mid-terraced town house on this popular development, which has been newly redecorated and benefits from an updated kitchen and bathrooms and new carpets. The property has an enclosed rear garden, garage (see notes) and parking. Available: 27th July 2026. Deposit: £1557. Holding deposit: £311. Council tax band: C. 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

£1,350 PCM





First Floor

Entrance Hall

With storage cupboard and stairs to first floor.

Cloakroom

With WC and hand basin. Window to front aspect.

Kitchen

Newly fitted units with integrated electric oven, gas hob and extractor hood. Plumbing for washing machine and space for fridge/freezer. Tumble dryer can remain, but will not be repaired/replaced. Gas boiler (currently supplied by pre-payment meter).

Lounge/Dining Room

With electric fireplace, under stairs storage cupboard and French doors to rear garden.

First Floor

Bedroom Three

With window to rear aspect

Bedroom Two

With windows to front aspect.

Bathroom

Suite comprising WC, hand basin and bath with mixer-tap shower attachment over. Heated towel rail.

Second Floor

Master Bedroom

With dormer window to front aspect and door leading to dressing area. Double bed frame - can be removed if necessary.

Dressing Room

With access to airing cupboard housing hot water cylinder

Shower Room

With WC, basin and corner shower cubicle with bar shower. Velux window to rear aspect.

Outside

Enclosed garden to rear with lawn and patio area. Gate leading to parking space and garage - only half of the garage will be for the tenant's use.

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		72	83

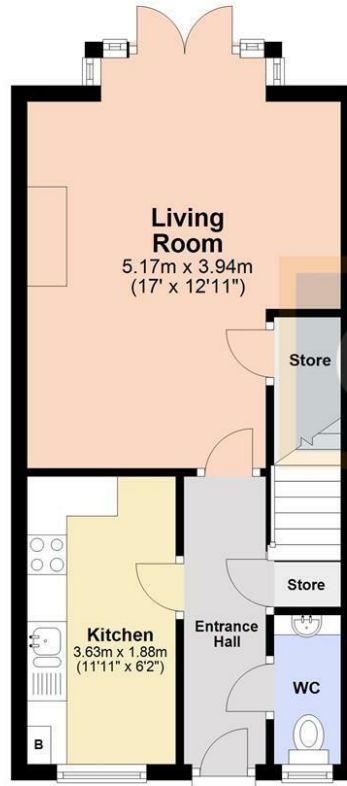
£1,350 PCM

Council Tax Band - C

Local Authority - East Cambridgeshire District Council

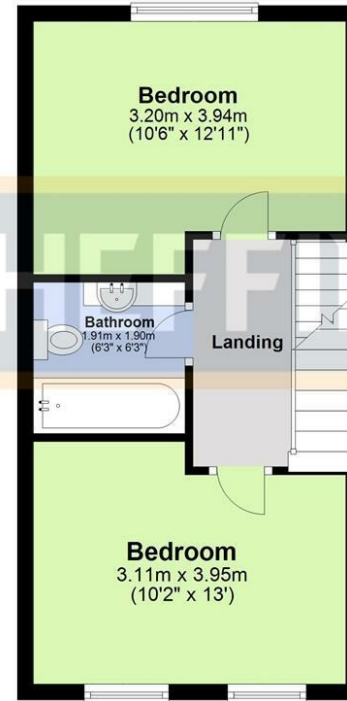
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Second Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 93.8 sq. metres (1010.0 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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.

