



Columbine Road, Ely, CB6 3WL

**CHEFFINS**



## Columbine Road

Ely,  
CB6 3WL

Modern two bedroom end of terrace house close to Ely College and with good access to the A10. The property comprises kitchen, dining/living room, cloakroom, two bedrooms, bathroom, enclosed garden, and two parking spaces. Available: 24/09/2025. Minimum 6 month fixed term. Deposit £1,269. Holding fee: £253. 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.



**£1,100 PCM**





## ENTRANCE HALL

with stairs to first floor.

## KITCHEN

with integrated single electric oven, gas hob and extractor, fridge/freezer, plumbing for washing machine.

## DINING/LIVING ROOM

## REAR LOBBY

with door to cloakroom and access to rear garden.

## CLOAKROOM

with WC, hand basin and window to side aspect.

## BEDROOM

with built in wardrobe.

## BEDROOM

## BATHROOM

with WC, hand basin and electric shower over the bath.

## OUTSIDE

Enclosed rear garden with patio area, shed and gated access to two off road parking spaces.

## LETTING AGENTS NOTES

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



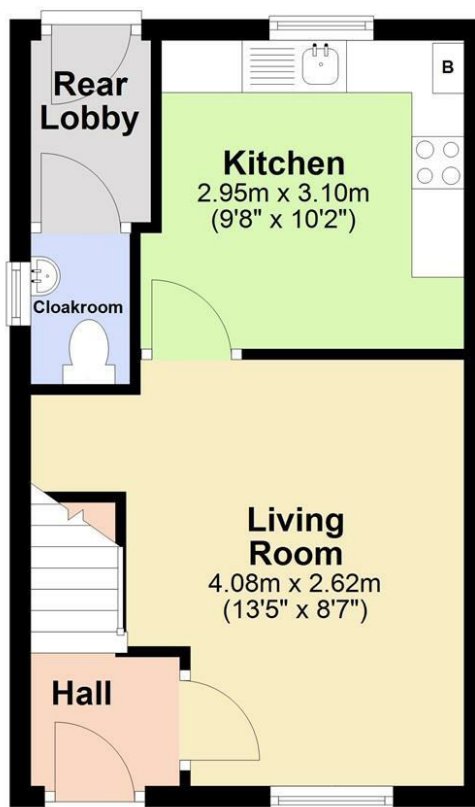


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

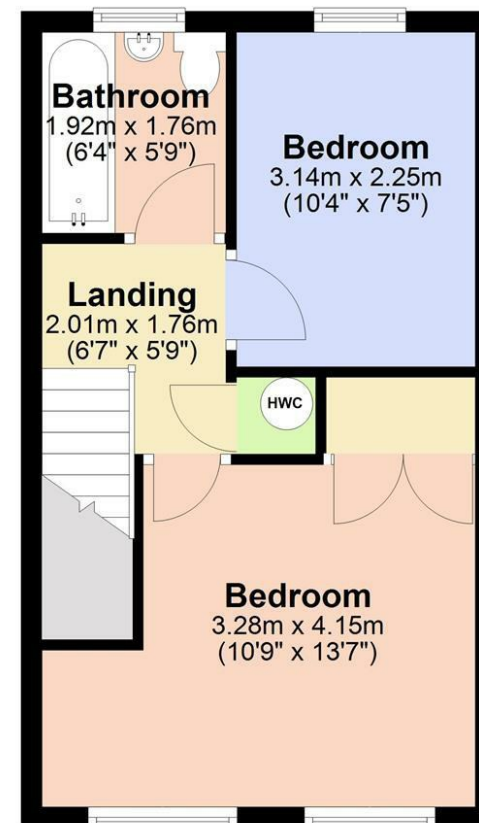
### Ground Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



Total area: approx. 63.0 sq. metres (678.5 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.

