

**TO LET**



**Kings Avenue, Ely**  
**£1,350 pcm**

  
**MARTIN & CO**



## Kings Avenue, Ely

Town House,  
3 bedrooms, 3 bathrooms

£1,350 pcm

Date available: 10th October 2019

Deposit: £1,500

Unfurnished

Council Tax band: C

- Top Floor Master Suite with
- 2 Further good sized bedrooms
- Generous sized lounge and dining area
- French doors to the garden
- Modern town house
- Link attached large garage
- Close to local schools



**LOCATION** The property is situated in the vibrant cathedral city of Ely. Ely is situated on the River Ouse and has a good network of communication routes to the rest of East Anglia and to the rest of the UK via the A10 trunk road (linking through to Cambridge and the M11) and the main line railway station linking through to Cambridge, London and the North. Cambridge is approximately 15 miles away via the A10.

Ely has a large number (with a good mix) of both national, regional and local retail outlets, several good standard graded schools (the property is close to Spring Meadow Infant and Nursery Schools and St. Marys Junior School), secondary college and Kings School Ely, public river frontages, weekly craft and farmers markets, sports and leisure centre, swimming

pool, multi-screen cinema and restaurant/leisure complex (currently under construction), vibrant fireworks and "Eel" festival.

Kings Avenue is on the north side of the City close to the Princess of Ely Hospital.

#### THE ACCOMODATION COMPRISES:

HALLWAY leading to the kitchen, cloakroom, lounge and stairwell, 1 x radiator

KITCHEN 11' 10" x 6' 2" (3.621m x 1.883m) with a range of wooden fronted floor and wall mounted units, laminate roll top worktop, integral single gas oven and gas hob, space for fridge, washing machine and dishwasher. Vinyl flooring, 1 x UPVC double glazed window to the front aspect, 1 x radiator

LOUNGE/DINER 17' 8" x 13' 0" (5.402m x 3.965m) with UPVC double glazed french doors leading to the enclosed garden, 1 x radiator, carpet flooring, satellite TV dish incoming point, good sized understairs

cupboard with lighting

CLOAKROOM 6' 2" x 2' 9" (1.898m x 0.851m) with wash hand basin and WC suite, UPVC double glazed window to the front aspect, carpet flooring

#### FIRST FLOOR:

Landing, leading to the family bathroom and bedrooms 2 and 3, 1 x radiator

BEDROOM 2 12' 11" x 10' 6" (3.948m x 3.205m) with UPVC double glazed window to the rear aspect, 1 x radiator, carpet flooring, presently has a curtain railed wardrobe area

BEDROOM 3 13' 0" x 10' 2" (3.971m x 3.11m) with 2 x UPVC double glazed double aspect windows to the front, 1 x radiator, carpet flooring

BATHROOM 6' 4" x 6' 2" (1.938m x 1.904m) with bath (with a hand rinse spray mixer tap set), vanity basin, WC suite, 1 x radiator



SECOND FLOOR: Landing, leading to the master bedroom suite

MASTER BEDROOM 1: 12' 11" x 12' 6" (3.96m x 3.819m) with 1 x UPVC double glazed window, 1 x radiator, carpet flooring

SHOWER ROOM 8' 7" x 5' 5" (2.631m x 1.665m) with corner shower, vanity wash hand basin, WC suite, 1 x velux window and 1 x radiator

WALK-IN WARDROBE 8' 2" x 4' 0" (2.514m x 1.225m) with door to airing cupboard

#### OUTSIDE

enclosed garden laid out with a patio area, lawn area and low maintenance shrubbery. Side gate leads to the car park area and to the garage

GARAGE 18' 0" x 9' 2" (5.490m x 2.805m) link attached with access from the side garden gate, with

additional allocated parking in front of the garage, with up and over door, lighting and power

#### ADDITIONAL INFORMATION

Council Tax Band: C  
Local Authority: East Cambridgeshire District Council  
Mains water, electricity and drains connected  
Gas Central Heating

VIEWING ARRANGEMENTS strictly by appointment with the Lettings Agent, Martin & Co please call 01638 596322 to arrange a viewing

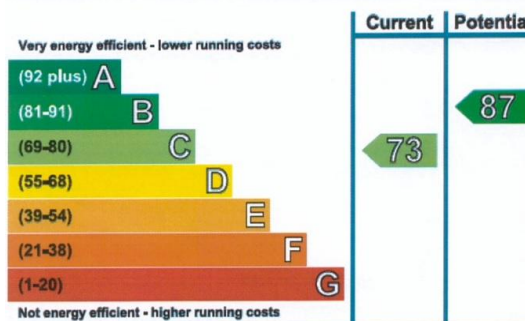
DIRECTIONS from the A10/A142 roundabout on the Ely bypass take the Cambridge Road in to Ely, continue along the Cambridge Road until you reach a "T" junction with traffic lights (The Lamb Hotel is directly in front of you). Turn left at the traffic lights on to Lynn Road, continue along Lynn Road and take the second exit from the roundabout on to Orchard Estate. After about 500 yards take the turning on the right in to

Kings Avenue. The property is on the right after about 3/4's of a mile.

ENERGY PERFORMANCE RATING C: a full copy of the report is available upon request from the Lettings Agent



#### Energy Efficiency Rating



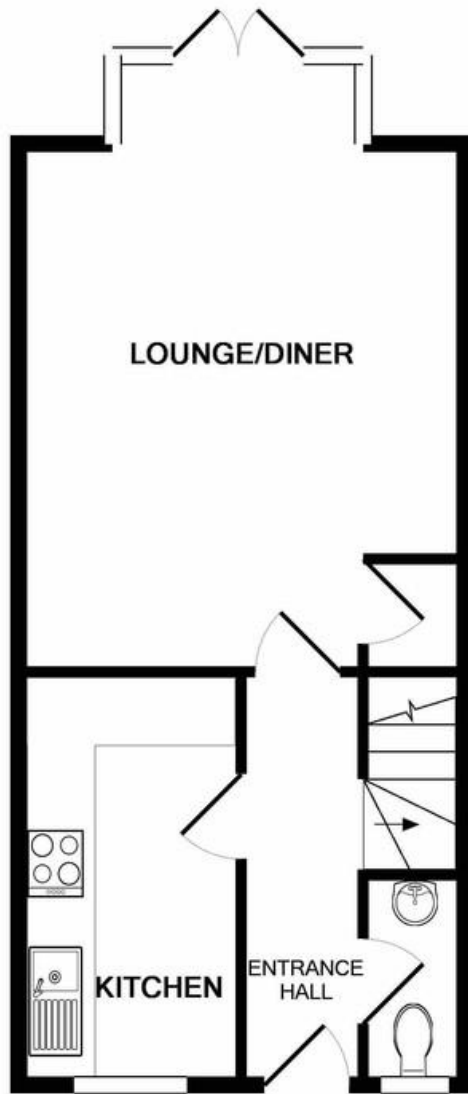
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

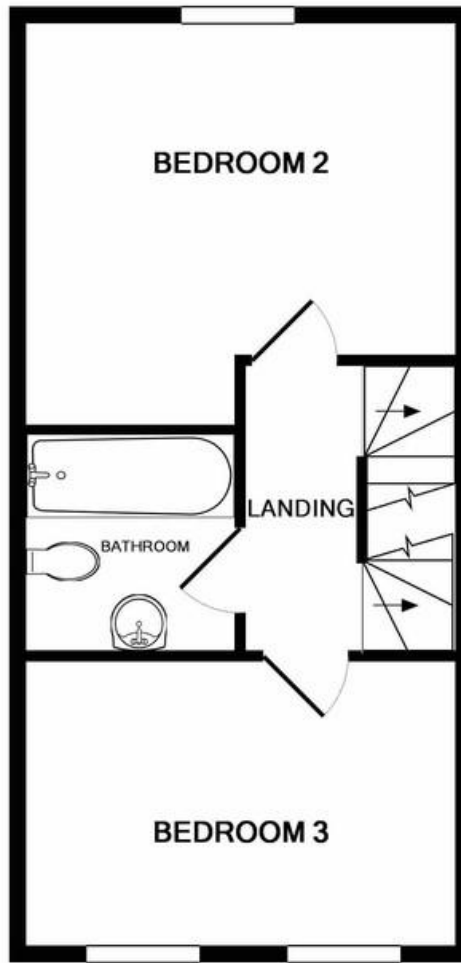
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

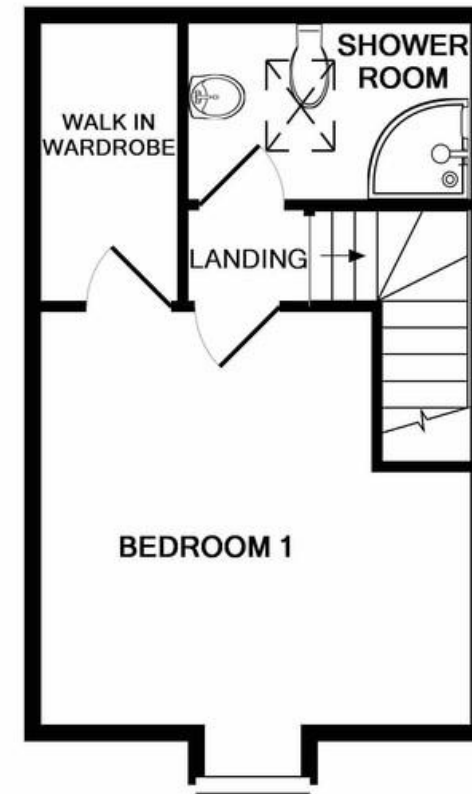
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

