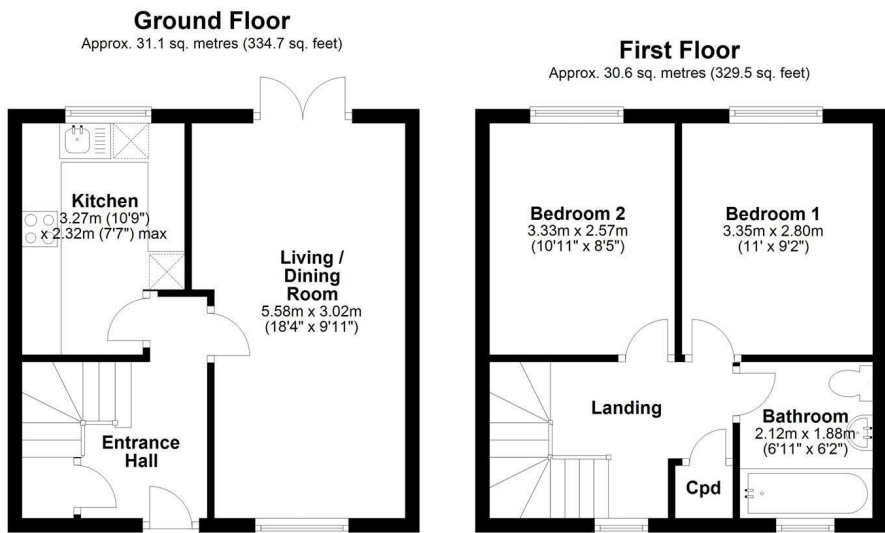




14 St. Martins Walk, Ely, CB7 4QF
£1,125 Per month

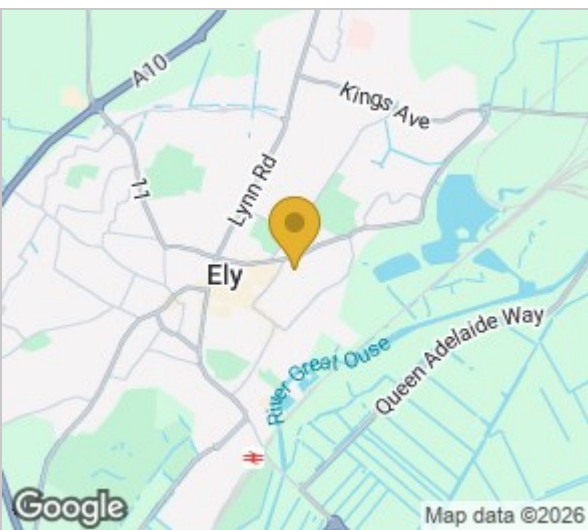


Floor Plan



Total area: approx. 61.7 sq. metres (664.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Accommodation

- End of terrace
- Two double bedrooms
- Off-road parking
- City centre location

A nicely presented 2 bedroom end of terrace home, with two off-road parking spaces, located conveniently for the center of Ely and local amenities.

On the ground floor, there is a large dual-aspect living and dining room with direct access to the courtyard garden at the rear of the property. The kitchen is fitted with modern cabinetry, a four-ring electric hob, a single oven, and a dishwasher. There is also a freestanding fridge freezer and washing machine.

Upstairs there are two good-sized double bedrooms, both overlooking the rear of the property, and a small storage cupboard on the landing. The family bathroom has fully tiled walls, a bath, shower over bath, basin, and wc.

Externally there is a courtyard garden with a storage shed, and two allocated off-road parking spaces. The property has electric heating and is double-glazed throughout.

St Martins Walk is located very centrally and is only a 3-minute walk to the local Waitrose and 5 minutes to the Market Square.

Council tax band: B EPC: D

WhatThreeWords: ///wand.removes.guarded



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Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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