

3233M Treetops, 3 Ely Road, Queen Adelaide, Ely, Cambridgeshire, CB7 4TZ

£2,350 per month

• Detached House
• Four double bedrooms
• High Specification kitchen with appliances
• Separate utility
• Downstairs shower room
• Large lounge/diner
• Modern family bathroom
• Available now

This four bedroom detached house located in Queen Adelaide just outside of Ely and is within twenty minutes of both RAF bases. The property benefits from modern high spec kitchen with appliances, spacious lounge, four good sized bedrooms, downstairs shower room and low maintenance rear garden.

Available: Now.
Heating: Oil central heating.
Deposit: £2,710.00
Council Tax: Band - D - £2,485.18 (2026/27) year.
(Active duty military members are exempt)

In more detail the accommodation comprises of:-
ENTRANCE:
Stairs to first floor.

LOUNGE/DINER:
Log burner fireplace, window to front and side.

KITCHEN:
Range of wall and base units, sink, island with hob and extractor over, integrated dishwasher, fridge freezers, double oven, French doors to rear and windows to rear and side.

UTILITY:
Range of wall and base units, space and plumbing for washing machine and tumble dryer, window to side and rear and barn door to rear.

SHOWER ROOM:
Suite comprising of low level WC, handbasin set into unit, double shower cubicle and heated towel rail.

LANDING:
Airing cupboard.

BEDROOM ONE:
Double integrated wardrobe and window to front.

BEDROOM TWO:
Window to front.

BATHROOM:
Suite comprising of low level WC, handbasin, bath with shower over.

BEDROOM THREE:
Window to rear.

BEDROOM FOUR:
Window to rear.

OUTSIDE GAMES ROOM/OUTBUILDING:
Fully functioning with electricity, aircon and heating. ideal for gym, games room or office.

OUTSIDE:
Off street parking to block paved driveway to front, leading to side gate and gravelled driveway to rear with parking for numerous vehicles. To rear is low maintenance raised decking and private courtyard area and garage.

Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk











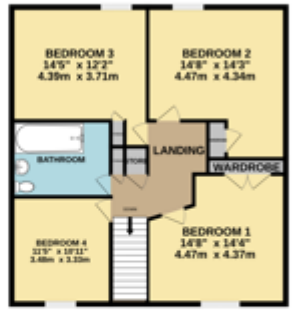
GARAGE
827 sq.ft. (76.8 sq.m.) approx.



GROUND FLOOR
953 sq.ft. (83.3 sq.m.) approx.



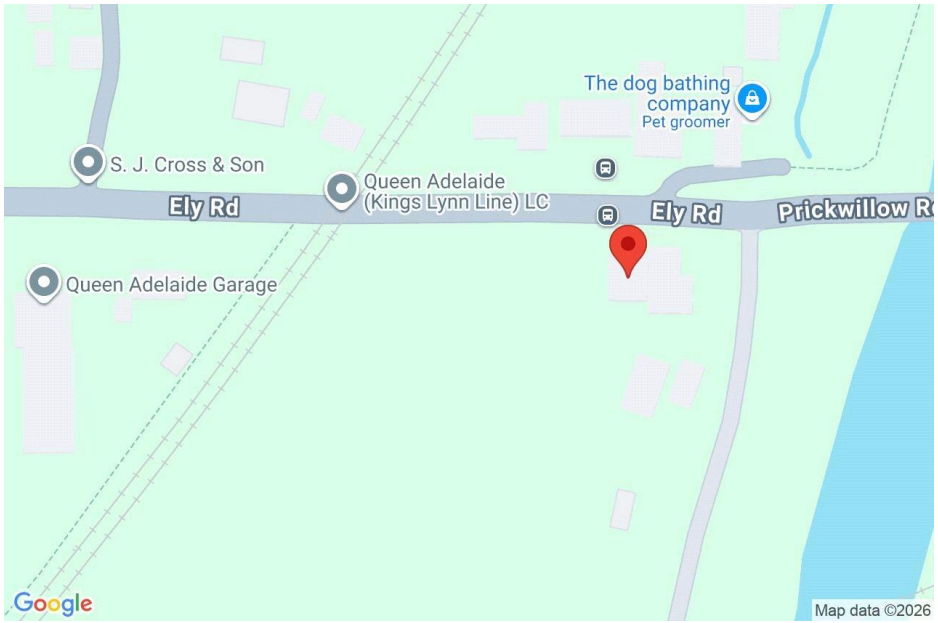
1ST FLOOR
935 sq.ft. (85.4 sq.m.) approx.

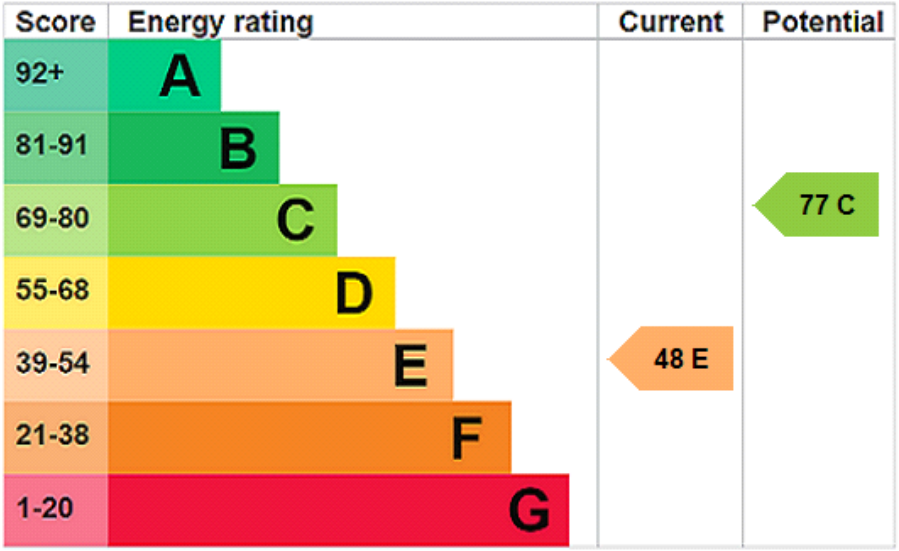


TOTAL FLOOR AREA : 2649 sq.ft. (246.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit

For rents of £450-£874pcm =£100 holding deposit
For rents of £875-£1,299pcm =£200 holding deposit
For rents of £1,300+pcm =£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

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