



Little London Gardens, Ely, CB6 1BF

**CHEFFINS**

## Little London Gardens

Ely,  
CB6 1BF

A well appointed modern townhouse situated in a central city location within walking distance of city amenities and offering versatile accommodation comprising entrance hall, kitchen, living/dining room, cloakroom, 4 bedrooms (1 ensuite) and family bathroom, together with enclosed garden and parking. Available: 31/03/2026. Deposit: £1,615. Holding fee: £323. 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

**£1,400 PCM**





## **ENTRANCE HALL**

with storage cupboard.

## **KITCHEN**

with fitted units, double oven, gas hob, extractor hood, integral fridge/freezer, dishwasher and washing machine.

## **LIVING/DINING ROOM**

with French doors to the rear garden and under stair storage cupboard.

## **CLOAKROOM**

with low level WC and wash hand basin.

## **FIRST FLOOR**

### **BEDROOM**

### **BEDROOM**

### **BEDROOM/STUDY**

## **BATHROOM**

with suite comprising panel bath with shower above, low level WC and wash hand basin.

## **SECOND FLOOR**

### **CUPBOARD**

housing hot water cylinder.

## **BEDROOM**

with free standing wardrobe.

## **EN-SUITE**

## **OUTSIDE**

The property has an enclosed low maintenance courtyard garden with a shed and a car parking space.

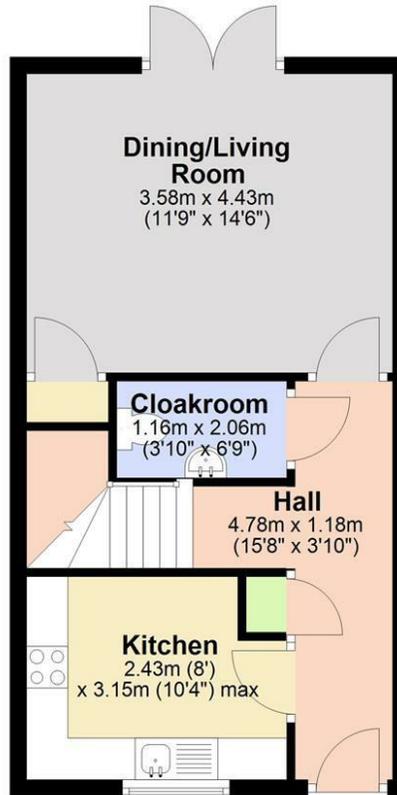
## **LETTING AGENTS NOTES**

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



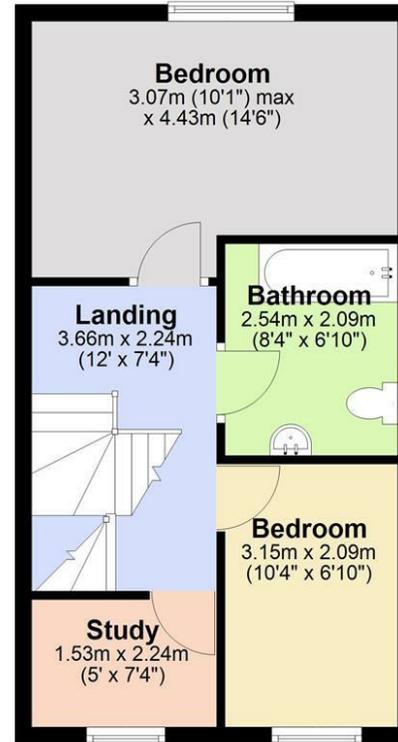
### Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



### Second Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 105.7 sq. metres (1138.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	87
(55-68) <b>D</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		

#### 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.

