



Ashley Gardens, Ely, CB6 1PD

**CHEFFINS**

## Ashley Gardens

Littleport, Ely,  
CB6 1PD

Mid terrace house in this well-served town. Accommodation comprises entrance hall, kitchen, living room, two bedrooms, bathroom, enclosed rear garden and two allocated parking spaces. Available: 22/08/2024. Minimum 6 month term. Deposit: £1,067. Holding deposit: £213. Council tax band: A. EPC: C

### LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South). Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.



**£925 PCM**





## HALL

## KITCHEN

with built in oven, hob, extractor, space for fridge/freezer and plumbing for washing machine.

## LIVING ROOM

with patio doors to rear garden.

## BEDROOM

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with built in cupboard and fitted wardrobes.

## BATHROOM

with WC, basin and bath with shower over.

## OUTSIDE

enclosed rear garden with gate leading to parking area with two allocated parking spaces.

## LETTING AGENTS NOTES

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

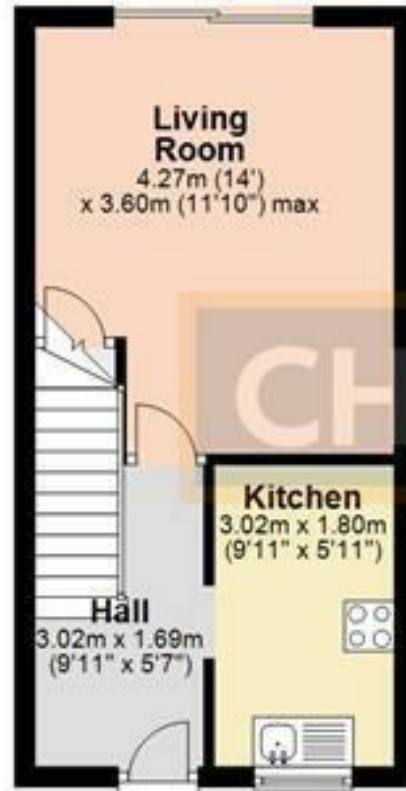




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



### First Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



Total area: approx. 53.2 sq. metres (572.4 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp

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.