



Little London Gardens, Ely, Cambridgeshire CB6 1BF

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A well-presented three/four bedroom end terrace townhouse situated in a much sought after small development close to the City centre. No upward chain.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Breakfast Room
- Principal Bedroom & En-Suite to Second Floor
- Three Further Bedrooms & Bathroom to First Floor
- Enclosed Rear Garden
- Corner Plot
- City Centre Location
- No Upward Chain

Guide Price: £375,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL with entrance door to front aspect, ceramic tiled flooring, staircase rising to first floor, useful storage cupboard housing the fuse box. Radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin.

LIVING ROOM 14'5" x 11'9" (4.40 m x 3.57 m) with double glazed patio doors opening to rear. Useful under stairs storage cupboard, radiator, wood flooring.

KITCHEN/BREAKFAST ROOM 14'5" x 8'0" (4.40 m x 2.45 m) with two double glazed windows to front aspect. Fitted with a range of wall and base units with work surfaces over and inset single drainer sink unit. Four ring gas hob with stainless steel extractor canopy over and built-in double oven. Wall mounted Gloworm boiler serving the central heating and hot water systems. Built-in appliances include fridge freezer, washing machine and dishwasher. Ceramic tiled flooring and radiator.

FIRST FLOOR LANDING Radiator.

BEDROOM TWO 14'5" x 9'10" (4.40 m x 3.00 m) with double glazed window to rear aspect. Fitted furniture to one wall comprising 6 door wardrobes with overhead storage and hanging space and built-in shelving. Radiator.

BEDROOM THREE 10'4" x 6'7" (3.16 m x 2.00 m) with double glazed window to front aspect. Built-in double wardrobe with overhead storage. Radiator.

BEDROOM FOUR/STUDY 7'10" x 5'1" (2.40 m x 1.54 m) with double glazed window to front aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with mixer taps. Heated towel rail, fully tiled surrounds and flooring.

SECOND FLOOR LANDING with built-in airing cupboard housing water cylinder and slatted shelves.

BEDROOM ONE 23'0" x 10'11" (7.00 m x 3.32 m) Dual aspect with double glazed dormer windows to front and rear. Built-in two double wardrobes, two radiators, door leading to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Fully tiled, heated towel rail and ceramic tiled floor.

EXTERIOR The property is nestled on a corner plot with excellent privacy and parking to the front. The enclosed rear garden has been hard landscaped to create a low maintenance lifestyle with raised plant and shrub borders. Timber shed.

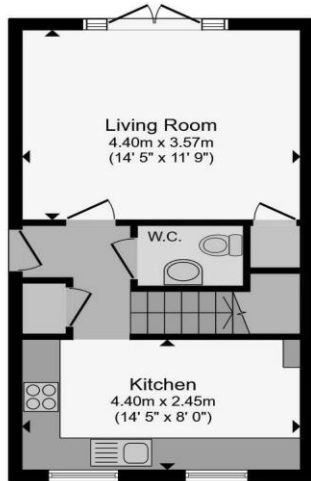
Tenure The property is freehold – Communal Maintenance Charges apply of approx. £350pa

Council Tax Band C **EPC** C (79/89)

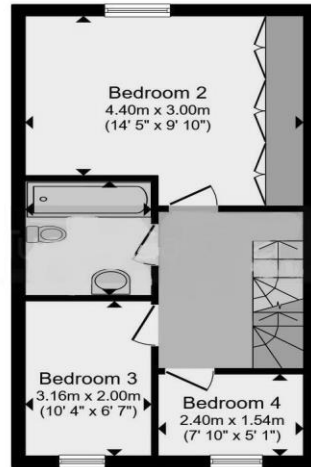
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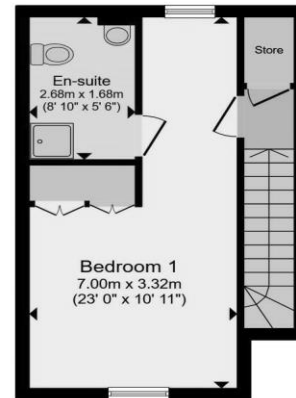




Ground Floor



First Floor



Second Floor

Total floor area 100.9 sq.m. (1,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of the contract. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

