



Ashley Gardens, Littleport, Ely CB6 1PD

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63 Ashley Gardens, Littleport, Ely, Cambridgeshire, CB6 1PD

A two bedroom semi-detached house situated in a residential area with a larger than average rear garden and off road parking. Unfurnished and fully managed property. Minimum 12 month let. EPC D. Available immediately.

- Entrance Hall
- Kitchen
- Living Room Facing Rear Garden
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Good Sized Rear Garden
- Off Street Parking

RENT: £925 PCM

DEPOSIT: £1067



ENTRANCE HALL Radiator, tiled floor, under stair storage cupboard, stairs rising to first floor.

LIVING ROOM 14'5" x 14'3" (4.39 m x 4.34 m) Radiator, wood effect laminate flooring. Double glazed double doors to garden.

KITCHEN 7'10" x 7'10" (2.39 m x 2.39 m) Single drainer sink unit with mixer tap. Range of base units with drawers and work surfaces over. Four ring gas hob and built in electric oven. Window facing front aspect.

LANDING Radiator, airing cupboard with shelving and hot tank.

BEDROOM ONE 10'9" x 10'0" (3.28 m x 3.05 m) Double glazed window facing front aspect. Radiator, built in wardrobe space.

BEDROOM TWO 12'5" x 7'11" (3.78 m x 2.41 m) Double glazed window facing rear aspect. Radiator.

BATHROOM Comprising panel bath with shower over, wash basin, low level WC. Radiator, and fully tiled walls.

EXTERIOR Front garden with lawn and shingle off road parking. Enclosed rear garden, laid to lawn with patio.

NOTES Fully managed property.

Council Tax Band B

EPC D(65/89)

Viewing By Arrangement with Pocock & Shaw
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Ref JVD-4565



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.