



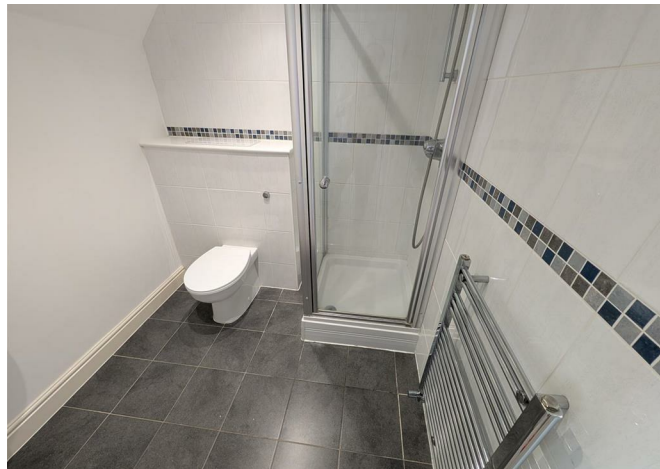
2 Little London Gardens, Ely, Cambs, CB6 1BF

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A stylish modern townhouse on this exclusive small development within walking distance of central Ely. Accommodation of entrance hall with wooden floors, cloaks/WC, fitted Italian designed kitchen / dining with oven, hob & dishwasher and windows to front, tiles floor. Bright and airy living room with French doors to beautiful courtyard garden, To the first floor there are 3 bedrooms (one with built in wardrobes. Family bathroom with wc, basin and bath with shower over. To the top floor, a generous principle bedroom offers built in wardrobes and an en suite shower. Gas-fired heating and PVCu sash style windows. Enclosed rear courtyard garden. 2 Car parking spaces. Council tax D EPC C

Features





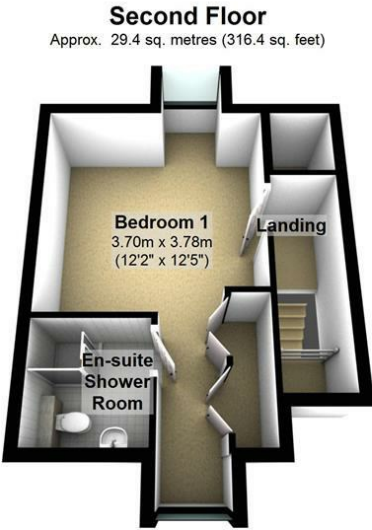
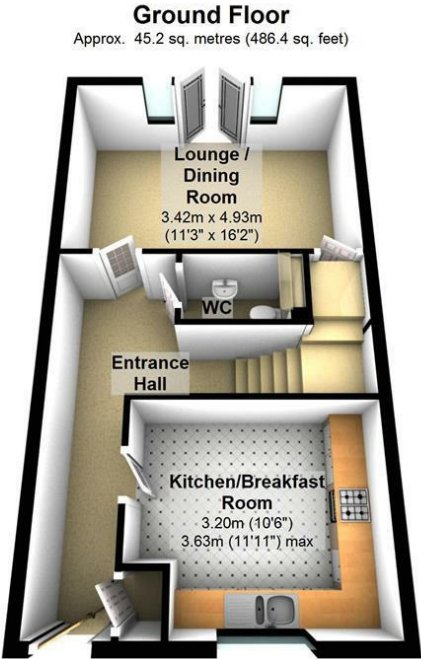
TENURE

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs Council/Anglia Revenues Partnership



Total area: approx. 120.2 sq. metres (1293.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-101) A			(82 plus) A
(81-91) B		89	(81-91) B
(69-80) C	80		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.

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