



£900 Per Calendar Month

ELY ROAD LITTLE DOWNHAM | ELY | CB6 2SN

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Available NOW - Spacious detached bungalow situated in this popular village. Accommodation comprises entrance hall, kitchen, utility room, lounge/dining room, inner hallway, two double bedrooms and a fitted shower room. The property has gas central heating, garden to front and small garden to the rear with storage shed, single garage and driveway.

Situated in the well-served village of Little Downham, benefitting from a range of facilities including post office, primary school, public houses, petrol station and car showroom, a church, a chapel, village hall (which includes a library and internet access point), recreation playing field and a play area. The property is located less than 3 miles from Ely Train Station making it perfect for Commuters. Ely Leisure Centre is 2.5 miles away and boasts a cinema, variety of restaurants and takeaways and Leisure Centre with gym and swimming pool.

Utility Room

Spacious room with storage cupboard, plumbing for washing machine, space for fridge and freezer. Tiled flooring. Window to side aspect.

Kitchen

Range of wall and base units, electric oven and hob, tiled flooring, window to side aspect.

Lounge

Dual aspect windows to front.

Entrance Hall

Door to front of property

Bedroom 1

Built in wardrobe, Window to rear aspect.

Bedroom 2

Built in Wardrobe, Window to rear aspect

Shower Room

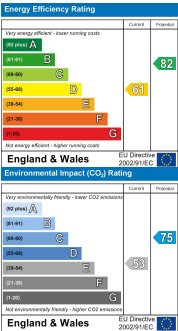
Low level WC, hand wash basin with vanity unit under, shower unit, frosted window to rear aspect.

Outside

Driveway providing off road parking and garage. To the rear of the property the garden is mainly laid to lawn with concrete patio area and shed.

Directions

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDSCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.