



23 Kiln Close, Little Downham, CB6 2SF

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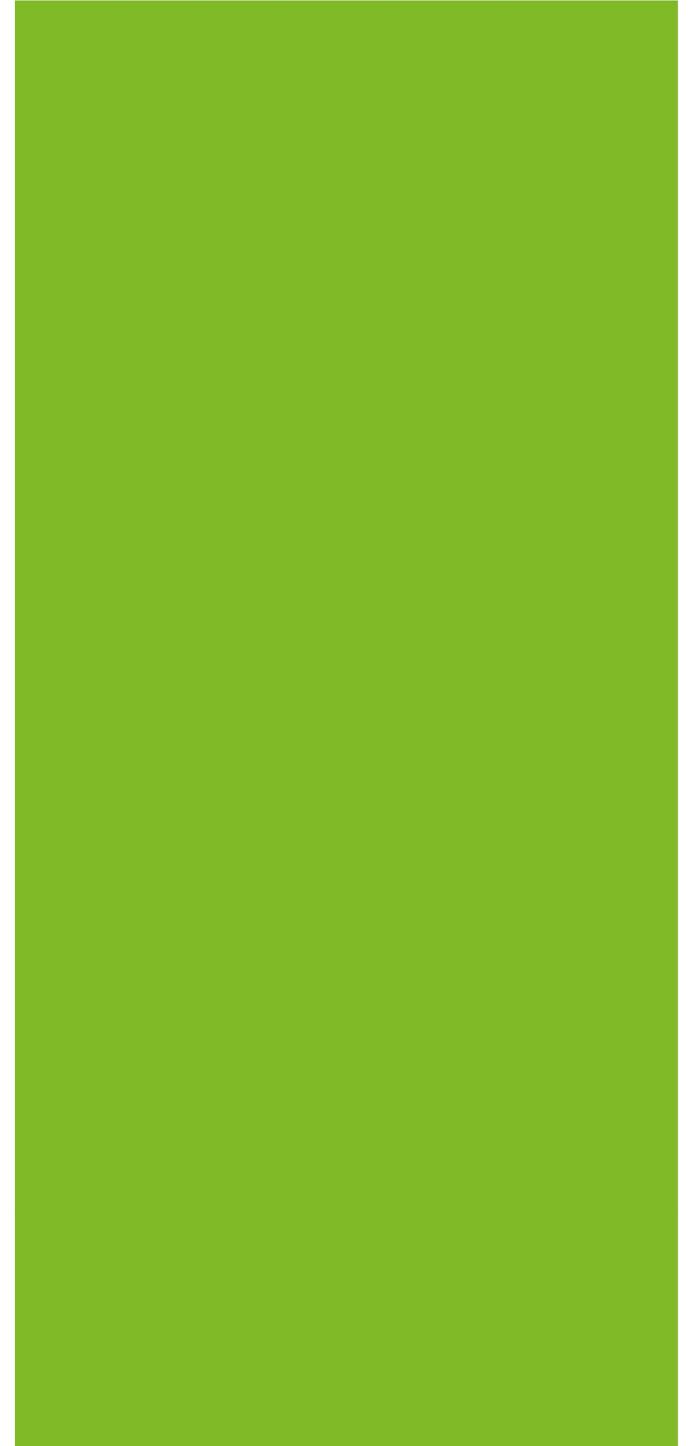
Modern 2 Bedroom Semi Detached House with off road parking, enclosed rear garden and brand new kitchen and bathroom. This well presented home is located in the popular village of Little Downham, approximately 3 miles north of Ely.

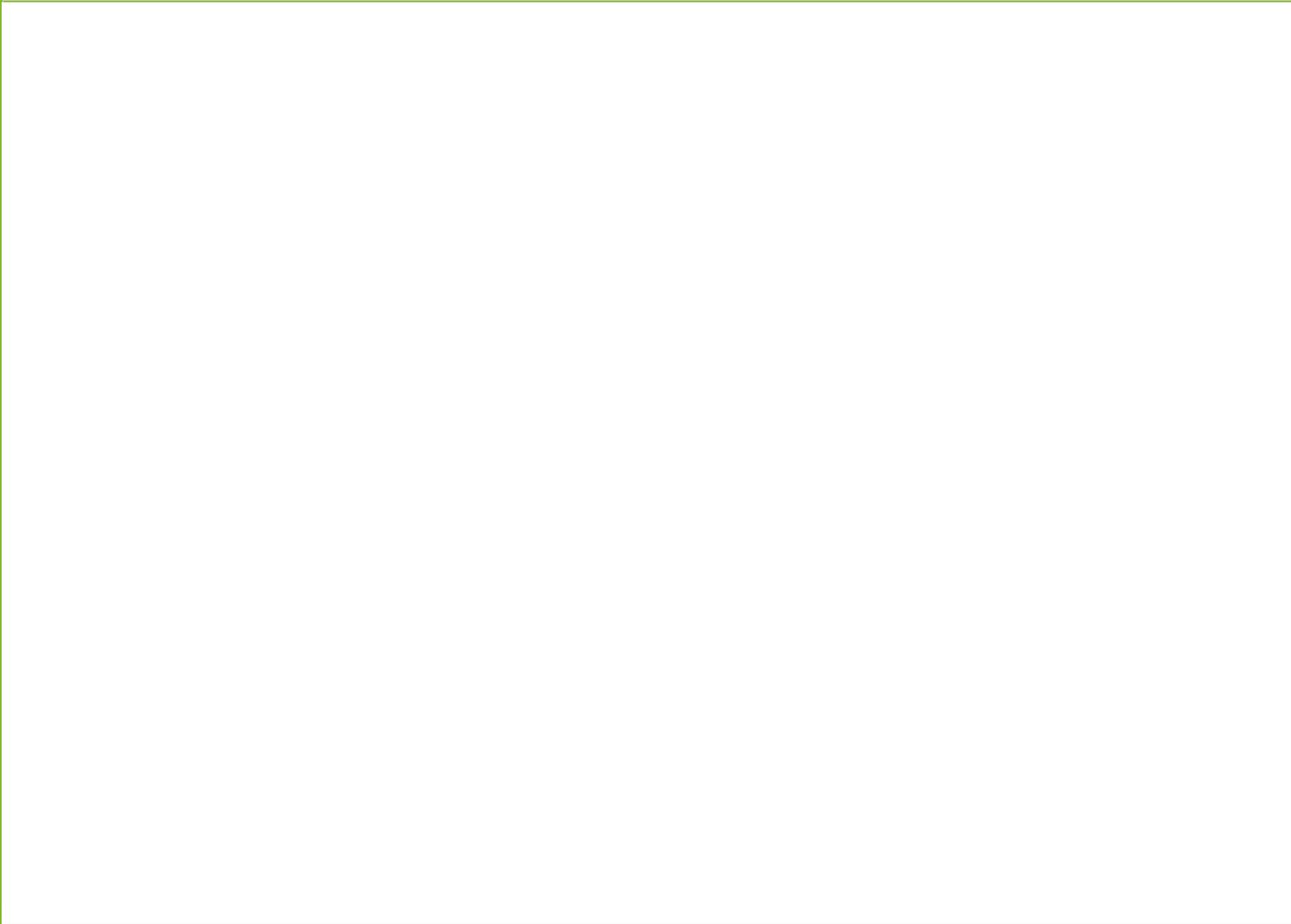
Downstairs the property benefits from a large living room with a bay window to the front. The spacious living area then follows into the modern kitchen with matching base and wall units. The Kitchen comes with electric hob/oven and space for a fridge and washing machine. . Outside the property benefits from an enclosed rear garden with patio and lawn. The garden also has side gate access and a garden shed.

Upstairs you will find one double bedroom and one single. The family bathroom has modern marbled tiles throughout, with a shower over the bath and separate sink and WC unit. The property has Gas C/Heating and is double Glazed throughout. There is off road parking. EPC C Council Tax B

### Features







**TENURE**

**SERVICES**

Water, Electricity and Drainage.

**LOCAL AUTHORITY**

East Cambs

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