



8 Butchers Row, Ely, CB7 4NA

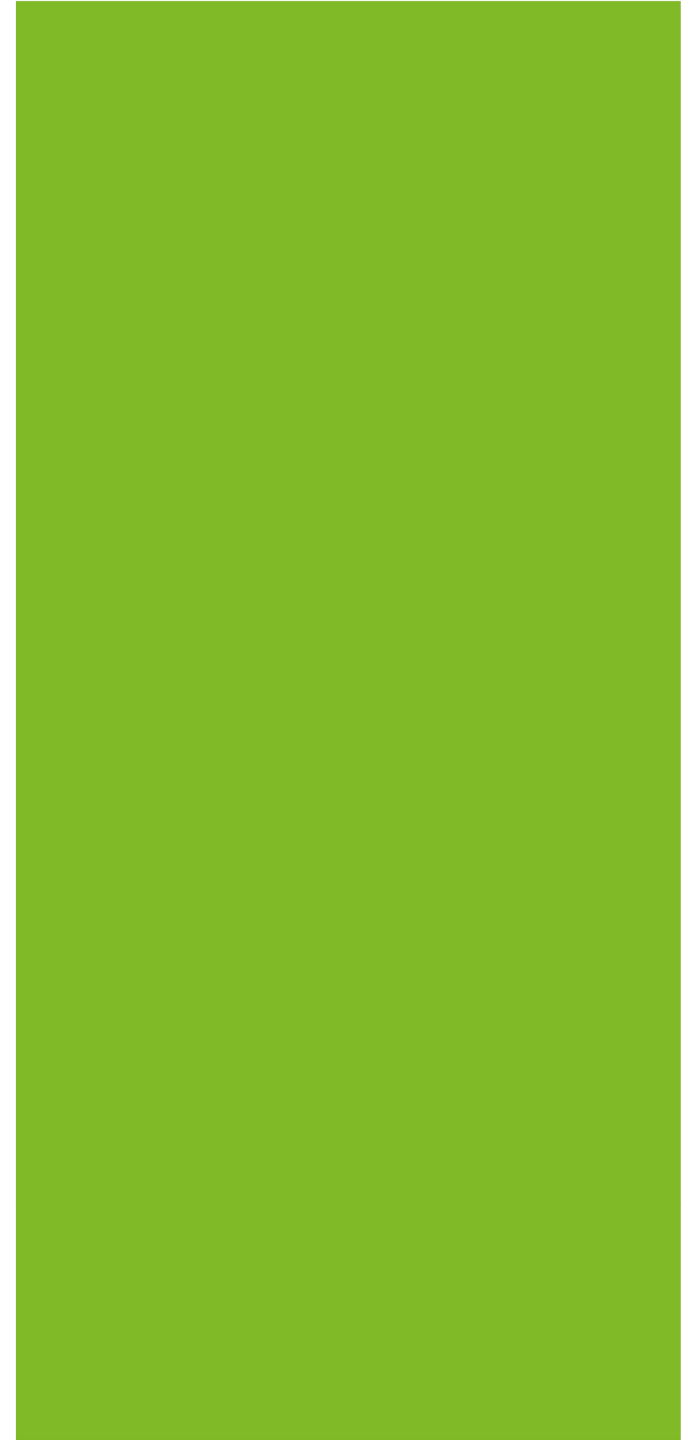
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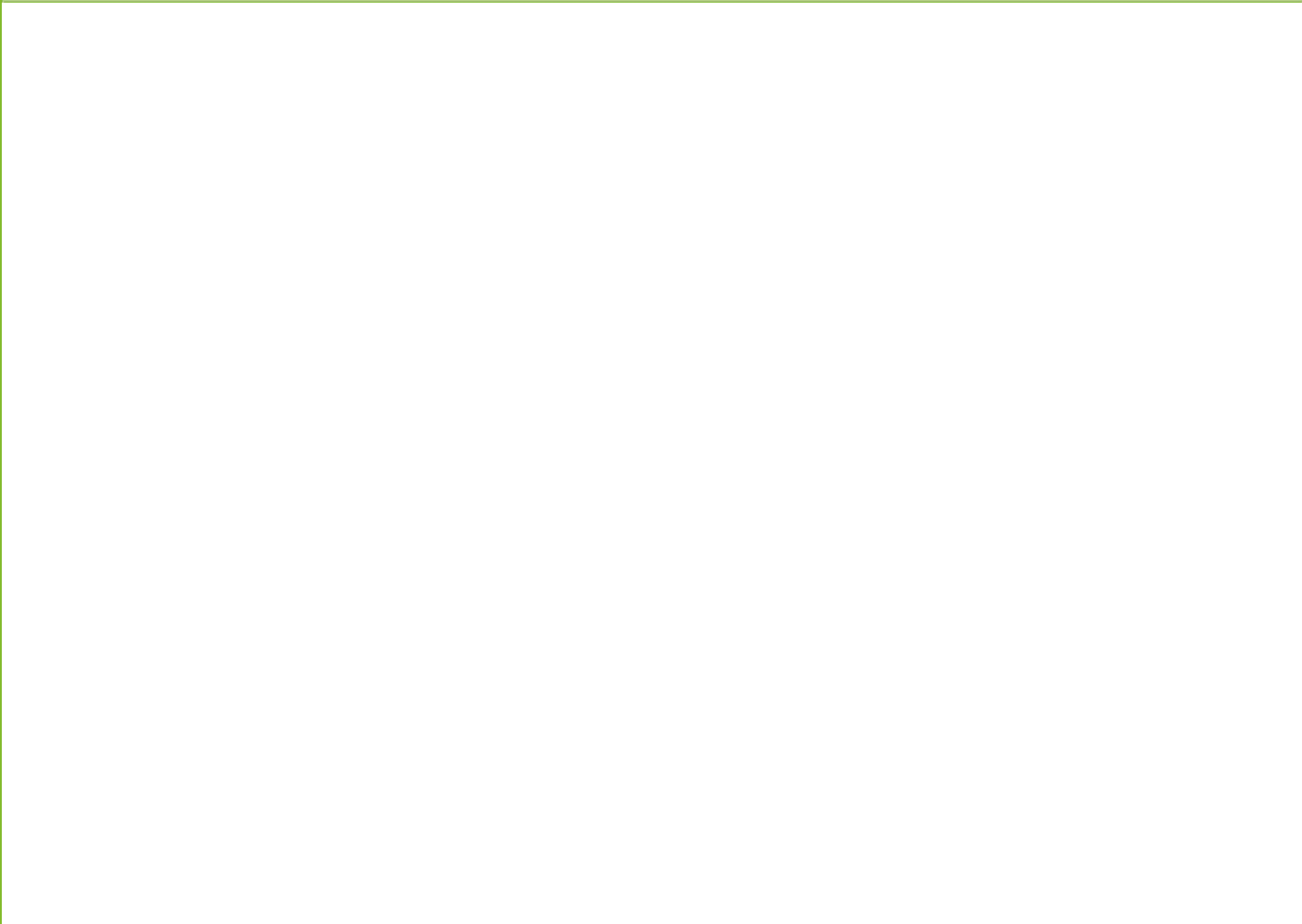
We are pleased to present this 1st floor 1 bedroom flat in central Ely offering walking distance access to Ely City Centre and all it's amenities.

Communal hallway leads to the stairs to the flat. Entrance door opens onto a hallway which leads into the double bedroom which has built in wardrobes. There is a shower room with toilet and washbasin. To the front of the property the large sitting room dining room leads in to an open plan kitchen area with oven, hob, and extract over. New carpets will be fitted before a new tenancy commences. \*\*\*Please note there is no parking with this property\*\*\*. EPC C Council Tax A

## Features







TENURE

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(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 <sub>2</sub> 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.