



Main Drove, Little Downham, Cambridgeshire, CB6 2ER

CHEFFINS

Main Drove

Little Downham,
Cambridgeshire
CB6 2ER



Guide Price £270,000

- Subject to an Agricultural Occupancy Condition
- 3 Bedroom Detached Bungalow
- Large plot
- Driveway
- Freehold / Council Tax Band D / EPC Rating D

An established detached bungalow situated on a large plot extending to approximately 0.34 acres.

The property comprises an entrance hall, living room with dining area, kitchen, utility, conservatory, two bedrooms and family bathroom together with extensive driveway, single garage/ bedroom with ensuite and lawned garden.

**PLEASE NOTE THE PROPERTY IS SOLD
SUBJECT TO AN AGRICULTURAL
OCCUPANCY CONDITION.**





LOCATION

The property is situated off Main Drove approximately 2.5 miles north of Little Downham.

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely with a dedicated, illuminated cycle path. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

Kitchen

with a range of modern high gloss kitchen wall and base units, sink and drainer, integrated electric oven, grill and hob with extractor hood over.

Utility

with boiler cupboard, base units with integrated sink and drainer and plumbing for washing machine.

Timber Conservatory

with access to rear garden.

Entrance Hall

open to

Living Room

The living room is open to

Dining Room

with air conditioning unit.

Bedroom 1

with built in cupboard.

Bedroom 2

with central heating radiator.

Bathroom

with low level WC, basin and panel bath with electric shower over.

Garage/ Bedroom and Ensuite

with walk in shower, low level WC, heated towel rail and basin.

Services

The property benefits from oil fired central heating with an internal boiler and an external oil tank and is connected to mains water and electricity with a private drainage system.

Access and Grounds

The property is accessed directly off Main Drove.

To the front of the property is a large lawned area and gravelled driveway. To the rear the property is an enclosed garden laid to lawn.

General Remarks and Stipulations**Restrictions**

The property is subject to an Agricultural Occupancy Condition imposed by the local planning authority. The wording of the planning condition states:-

The bungalow shall not be occupied except by a person solely or mainly employed or last employed in the locality in agriculture as defined by section 290 (1) of the Town and Country Planning Act 1971 or in forestry (including, any dependants of such persons residing with him or a widow or widower of such a person).

Tenure and Possession

Freehold with vacant possession available on completion.

Outgoings

The property is in Council Tax Band D.

The property has an EPC rating of D.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

VAT

The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE.

Viewings/ Enquiries and further information

Viewings are strictly by appointment with the Selling Agents.

For further information please contact Edward Tabner (01353) 654922 or Andrew Amey (01353) 654919.

Postcode and What3Words

The residential postcode is CB6 2ER.
what3words: ///scorch.detonated.slipping

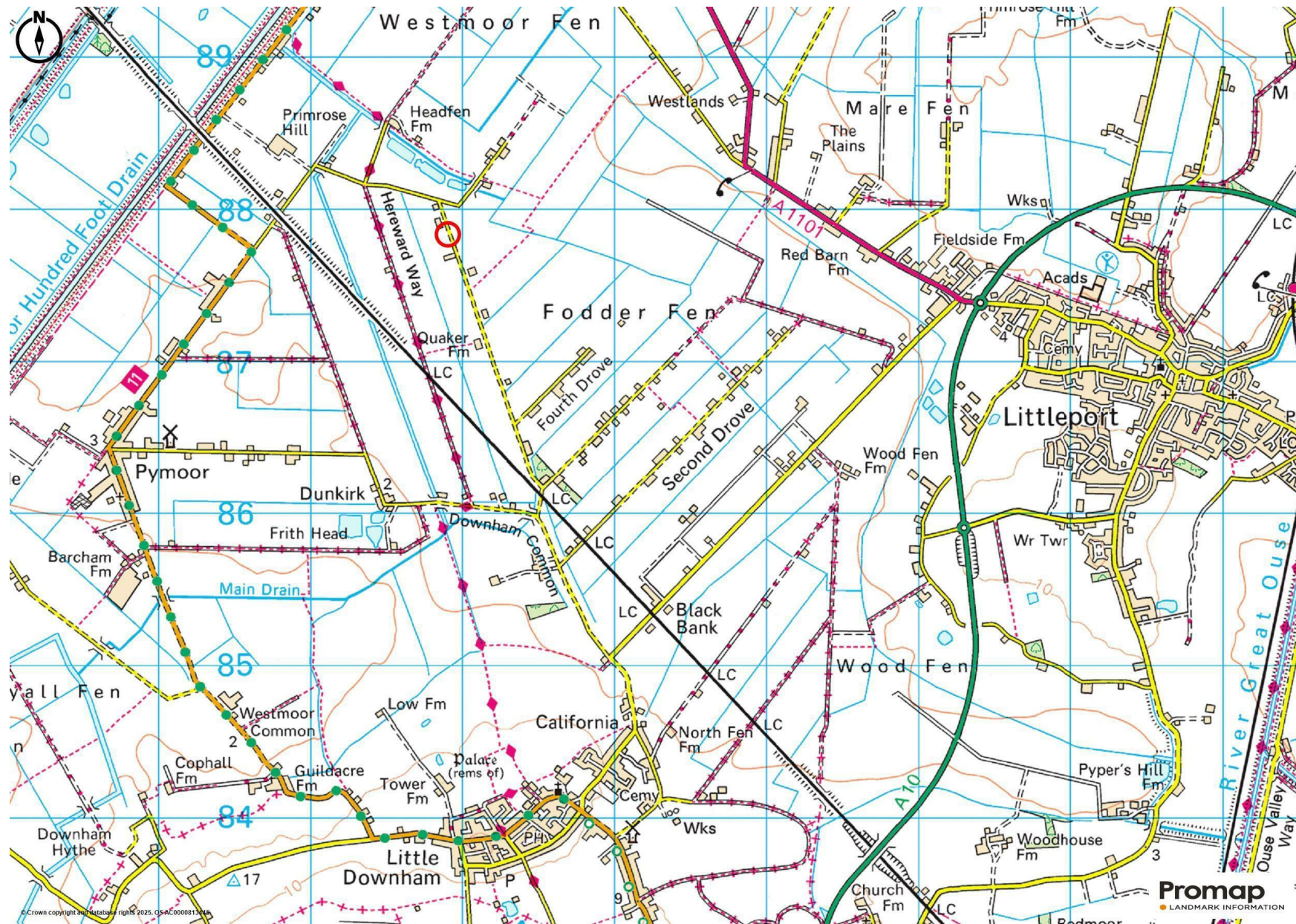
Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

Agents Notes

For more information on this property please refer to the Material Information Brochure on our website.

Please note that only part of the registered title is being sold. Please refer to the plan on the last page of the Sales Particulars to see the area being sold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Linstock

MAIN DROVE



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LANDMARK INFORMATION

Guide Price £270,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire

District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 662405 | cheffins.co.uk

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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