

**Asking Price £395,000**  
**Freehold**



**13 Main Street, Little Thetford, Cambridgeshire, CB6 3HA**



## 13 Main Street, Little Thetford, Cambridgeshire, CB6 3HA

**Excellent 3 bedroom detached house situated within large gardens in the centre of this small, highly regarded village.**

Marketed for the first time since the property was originally built by the owners in 1969, this traditionally constructed detached house occupies a fine position in the centre of the village. While the property has been well maintained over the years, it would benefit from general updating, providing prospective purchasers with an ideal opportunity to carry out any alterations and improvements to their own particular taste and standard. Standing within large gardens there is also the opportunity to create additional accommodation, subject to any necessary planning consents. Heating is oil fired to radiators and the windows are sealed unit double glazed. There is an open plan garden to the front, parking for several cars, single garage and a particularly large garden to the rear. The Council Tax is currently Band D and the EPC rating is currently Band E.

Little Thetford is a small, popular village situated off the A10, well placed for access to Ely and Cambridge. Local facilities include a village hall, recreation ground and Church of England primary school. The nearby Cathedral city of Ely offers a good range of facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London.

### Features

- Extended 1960s Detached House
- Scope for Further Additions (STPP)
- Oil Fired Radiator Heating
- Large, Established Garden to Rear
- Garage & Parking for Several Vehicles
- NO ONWARD CHAIN







#### Entrance Hall:

Stairs to first floor and cupboard housing the oil fired boiler.

#### Sitting/Dining Room:

Dual aspect, fireplace with tiled surround and hearth. Door to:-

#### Kitchen/Breakfast Room:

Range of matching base and wall cabinets, sink unit, Pantry cupboard, shelved under stairs cupboard, position and plumbing for dishwasher and door to:-

#### Rear Entrance Hall:

Door to front garden, walk in cloaks cupboard, door to utility room and door to:-

#### Cloakroom:

Low level WC and wash hand basin.,

#### Utility Room:

Sink unit, position for washing washing and tumble dryer and door to rear garden.

#### FIRST FLOOR:

##### Landing:

##### Bedroom 1:

##### Bedroom 2:

Built in wardrobes and dressing unit with base level cupboards.

##### Bedroom 3:

Built in wardrobes and cupboard.

#### Bathroom:

Low level WC, wash hand basin and panelled bath.

#### OUTSIDE:

The property stands well back from the Main Street behind a large area of lawn. A driveway to side provides off road parking for several vehicles and access to a Single Garage with up and over door to front, power and light. The garage is an irregular shape measuring 5.40m (17'8") in depth and with a maximum width of 3.82m (12'6") and a minimum width of 2.30m (7'6"). Gated pedestrian access to the side leads to a large garden to the rear which is a particular feature of the property. Fully enclosed by walling and fencing, the garden contains areas of lawn, shrub beds, a kitchen garden, shed and summer house.



About 113.0 m<sup>2</sup> ... 1217 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

## TENURE

Freehold

## SERVICES

Water, Electricity and Drainage.

## LOCAL AUTHORITY

East Cambridgeshire District Council

## COUNCIL TAX BAND

D

Directions to the property using What3Words.  
Enter the following link in your browser then click Waze  
or Google Maps:

<https://w3w.co/iteration.picture.saddens>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-54) <b>E</b>	
(21-38) <b>F</b>		(11-38) <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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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