



Cannon Street, Little Downham, CB6 2SR

CHEFFINS

Cannon Street

Little Downham,
CB6 2SR

A detached bungalow located close to the popular nature reserve and pleasant country walk. Accommodation comprises entrance hall, kitchen, utility room, dining/living room, conservatory, cloakroom, two bedrooms, (en-suite to master) and shower room. There is an enclosed rear garden, driveway and garage. Available: 08/05/2024. Minimum 6 month tenancy. Deposit: £1,269. Holding deposit: £253. Council tax band: D. EPC: D

LOCATION

Little Downham is a small village situated approximately 2 miles from the Cathedral City of Ely. Little Downham has a range of village amenities including nursery and primary school with a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

2 2 1

£1,100 PCM





ENTRANCE HALL

with storage cupboard.

KITCHEN

with integrated oven, hob, extractor fan, microwave, dishwasher and fridge.

UTILITY ROOM

with plumbing for washing machine.

DINING/LIVING ROOM

with patio doors to conservatory.

CONSERVATORY

with access to the rear garden.

CLOAKROOM

INNER HALL

with storage cupboard and hot water cylinder cupboard.

BEDROOM

with fitted wardrobes and drawers.

ENSUITE

with WC, hand basin, bath, shower cubicle and bidet.

BEDROOM

with fitted wardrobes.

SHOWER ROOM



OUTSIDE

enclosed low maintenance paved rear garden with shrub borders, gravel driveway, garage and workshop.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.

