



Park Lane, Little Downham, Ely CB6 2TF

www.pocock.co.uk



Park Lane, Little Downham, Ely, Cambridgeshire CB6 2TF

A two bedroom detached bungalow with a sitting room leading on to a patio garden, fitted kitchen/dining room and two bedrooms, situated in this sought after village location and being offered for sale with the benefit of no upward chain.

- Individual Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Kitchen / Dining Room
- Bathroom
- Attractive Front & Rear Gardens
- Driveway
- Highly Regarded Quiet Location
- No Upward Chain

Guide Price: £315,000



LITTLE DOWNHAM is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

ENTRANCE LOBBY Radiator, door to:-

SITTING ROOM 17'7" x 11'10" (5.35 m x 3.60 m) with double glazed patio doors opening to garden and radiator.

KITCHEN/DINER 11'10" x 10'2" (3.60 m x 3.10 m) Double glazed window to front aspect, radiator. Fitted with a range of wall and base units with work surfaces over. Inset 1& 1/2 bowl stainless steel sink unit, four ring electric hob, oven below and extractor canopy over. Space for fridge/freezer, built in slimline dishwasher, integrated washing machine. Cupboard housing gas boiler and space for tumble dryer. Vinyl flooring.

BEDROOM ONE 11'2" x 9'7" (3.40 m x 2.92 m) Double glazed window to rear aspect. Radiator.

BEDROOM TWO 9'5" x 9'5" (2.88 m x 2.88 m) Double glazed patio door to rear, radiator.

SHOWER ROOM Fitted with a three piece suite comprising walk-in double shower, wash hand basin and low level WC. Tiled splashbacks, double glazed window to rear, heated towel rail and vinyl flooring.

EXTERIOR To the front is a small courtyard garden leading directly off the sitting room and gravelled off road parking for two vehicles.

The rear garden is fully enclosed by wood panel fencing, mainly laid to lawn with side gated access and timber shed.

AGENTS NOTE Please note the photographs were taken before the current tenants took occupation.

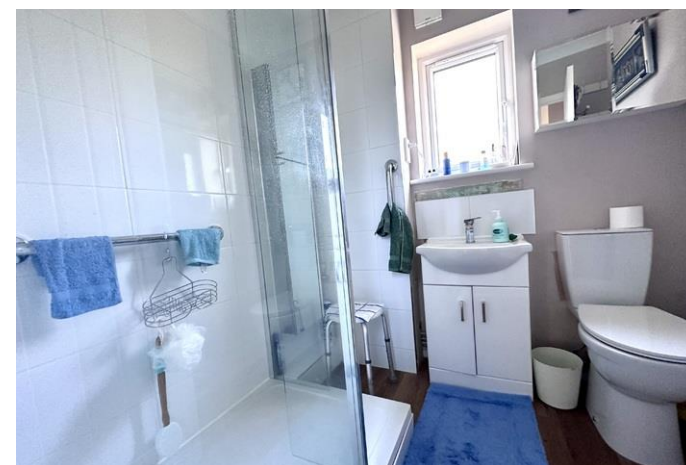
Tenure The property is Freehold

Council Tax Band B

EPC C (70/87)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

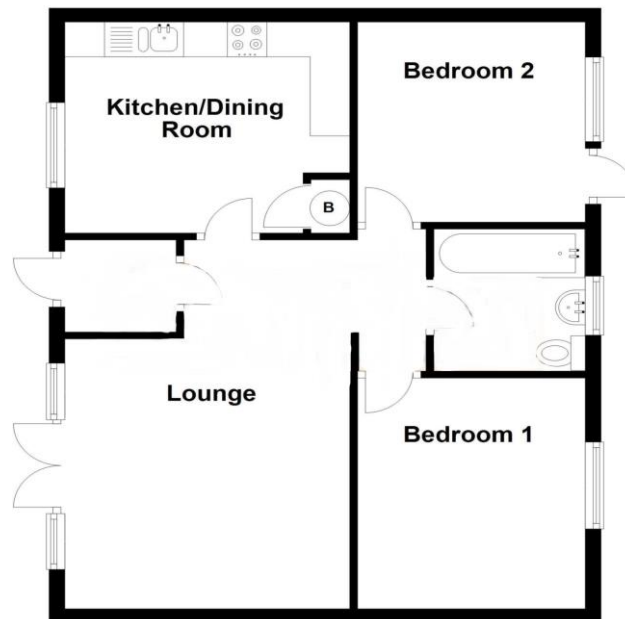
Ref CWH/6855s





Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.