



Main Street, Little Downham, Ely, Cambridgeshire CB6 2ST

www.pocock.co.uk



Brackley House, Main Street, Little Downham, Ely, Cambridgeshire CB6 2ST

A substantial period property believed to originally backdate to the mid-18th Century, offering three double bedrooms, four reception rooms, kitchen, and rear garden.

- Entrance Hall & Cloakroom
- Four Reception Rooms
- Kitchen & Utility Room
- Three Double Bedrooms
- Box Room
- Bathroom & En-Suite Shower Room
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £395,000



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 HALL with door to front aspect, staircase rising to first floor and under stairs cloakroom with low-level WC.

SITTING ROOM 16'10" x 14'3" (5.14 m x 4.35 m) with double glazed sash window to front aspect, door to side aspect, feature fireplace, wood flooring and radiator.

SNUG 14'3" x 11'3" (4.35 m x 3.43 m) with double glazed sash window to front aspect, feature fireplace, radiator.

FAMILY ROOM 15'5" x 12'1" (4.71 m x 3.69 m) with feature fireplace, alcove storage and shelving, radiator, window to dining room and tiled flooring.

UTILITY ROOM 12'1" x 5'5" (3.69 m x 1.64 m)

KITCHEN 12'4" x 6'8" (3.77 m x 2.04 m) with single sink unit and drainer, fitted with base units, plumbing for utilities.

DINING ROOM 13'5" x 10'5" (4.08 m x 3.18 m) with double glazed French doors to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 16'11" x 15'3" (5.16 m x 4.66 m) Dual aspect with double glazed windows to front and rear. Radiator.

EN-SUITE SHOWER ROOM with shower cubicle, low-level WC, wash hand basin, heated towel rail.

BEDROOM TWO 15'3" x 11'11" (4.66 m x 3.64 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 12'2" x 11'3" (3.70 m x 3.42 m) with double glazed window to rear aspect. Radiator.

BOX ROOM 5'11" x 4'11" (1.81 m x 1.50 m)

FAMILY BATHROOM with panel bath, low level WC, wash hand basin, window to rear aspect.

EXTERIOR To the rear of the property you will find an enclosed garden consisting of lawn, driveway and brick built outbuilding.

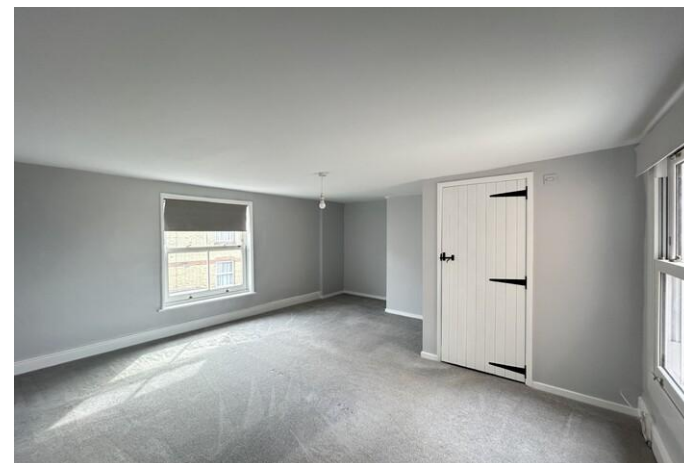
Tenure The property is freehold

Council Tax Band D

EPC E (47/71)

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

Ref CWH-7170





Total area: approx. 166.6 sq. metres (1792.9 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.