



**Church Way, Little Downham, Ely, CB6 2UJ**

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## Church Way, Little Downham, Ely, Cambridgeshire CB6 2UJ

A spacious two bedroom detached bungalow (formerly a three-bedroom), situated on a generous plot with views over the village green and garage/workshop to the rear. No upward chain.

- Spacious Detached Bungalow
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Conservatory
- Two Bedrooms
- Shower Room
- Enclosed Rear Garden
- Garage/Workshop
- Off Road Parking
- No Upward Chain

**Guide Price: £330,000**



**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 access to loft. Two single radiators and built in cupboard.

**LOUNGE/DINING ROOM** 22'10" x 11'11" (6.96 m x 3.64 m) Dual aspect with UPVC glazed windows to side aspect and UPVC glazed window to front aspect over-looking the green. Two radiators and wood flooring.

**KITCHEN/BREAKFAST ROOM** 17'5" x 11'11" (5.32 m x 3.62 m) With UPVC glazed window to front aspect, overlooking the green. Fitted with a range of base and wall units with worktops and tiled splashback. One and a half ceramic sink with mixer tap, plumbing for washing machine, space for potential dishwasher and built in inset grill and oven. Four-ring Beko gas hob, with extractor fan, built in storage cupboard and a further built in cupboard housing the boiler. Double radiator.

**SIDE LOBBY/UTILITY ROOM** 19'8" x 3'3" (6.00 m x 1.00 m) with UPVC glazed doors and windows, poly-carbonate roof and power and electric for washing machine. Space for fridge/freezer. Personal doors leading to front and rear gardens.

**CONSERVATORY** 17'9" x 12'6" (5.40 m x 3.81 m) Positioned to the rear of the property, with poly-carbonate roof, UPVC glazed windows and doors, power and lighting and double doors opening to rear garden.

**BEDROOM ONE** 11'11" x 9'1" (3.62 m x 2.78 m) UPVC glazed windows to the rear aspect. Built in bedroom furniture with dressing table, sideboards, overhead storage and double wardrobe with hanging space. Double radiator.

**BEDROOM TWO** 9'10" x 7'1" (3.00 m x 2.15 m) UPVC glazed window to rear aspect. Single radiator.

**SHOWER ROOM** Tiled wet room with low level WC, wash hand basin, shower, and heated towel rail. Opaque double glazed window to side aspect.

**EXTERIOR** To the front, the property is situated in an excellent location overlooking Little Downham Green. The rear garden is fully enclosed with wood panelled fencing, mainly laid to lawn with a patio area to the side of the conservatory with pathway leading to a further patio area with space for sheds. Gated access leads to off-road parking in front of the single garage.

**GARAGE/WORKSHOP** 17'3" x 7'11" (5.25 m x 2.42 m) Up and over door access and power and lighting. To the rear, there is a door opening to a further workshop, which measures 2.80m x 2.62m which has sliding doors opening to the rear garden.

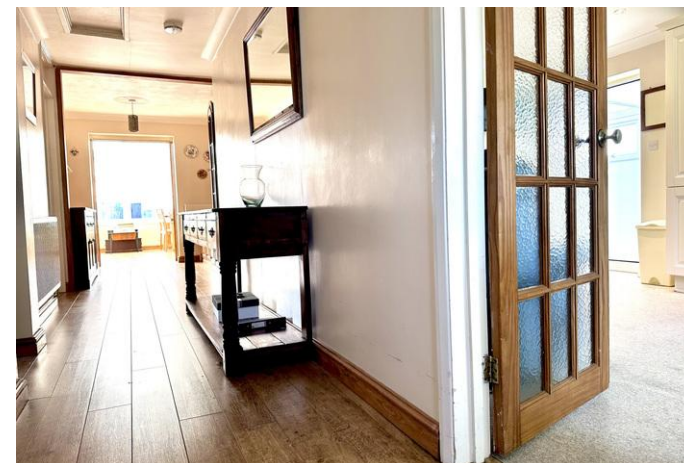
**AGENTS NOTE** Solar panels are fitted to the rear – we understand meter readings are submitted quarterly and payment received quarterly (weather dependent). Approximate annual income of £2,000.

**Tenure** - The property is Freehold

**Council Tax** - Band C      **EPC** To Follow

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW-7355





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.

