



Apple Tree Court, Little Downham, Ely, CB6 2TE

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Apple Tree Court, Little Downham, Ely, Cambridgeshire CB6 2TE

A beautifully presented two double bedroom end terrace situated in a small private cul-de-sac close to the village centre.

- End of Terrace Property
- Entrance Hall & Cloakroom
- Refitted Kitchen
- Lounge/Dining Room
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking

Guide Price: £259,950



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 side aspect, recently refitted laminate flooring which continues throughout the ground floor.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and pedestal wash hand basin with tiled splashbacks. Laminate flooring, radiator.

REFITTED KITCHEN 8'6" x 8'1" (2.60m x 4.46m) Fitted with a modern range of wall and base units with work surfaces over and inset single drainer sink unit with mixer tap. Built-in oven and gas hob with extractor hood over, appliance spaces for washing machine, dishwasher and fridge freezer. Double glazed window to front aspect and radiator.

LOUNGE/DINING ROOM 19'3" x 11'10" (5.86m x 3.60m) with double glazed patio doors and window to rear, staircase rising to first floor with under stairs storage, laminate flooring, radiator.

FIRST FLOOR LANDING with built-in airing cupboard.

BEDROOM ONE 11'10" x 6'7" (3.60m x 2.00 m) with double glazed window to front aspect, built-in double wardrobes, radiator.

BEDROOM TWO 11'10" x 10'2" (3.60m x 3.11m) with double glazed window to rear aspect, built-in double wardrobes, access to loft, radiator.

FAMILY BATHROOM with double glazed window to side aspect. Fully tiled suite comprising panel bath with shower over, wall mounted wash hand basin and low level WC. Heated towel rail.

EXTERIOR To the front of the property there is off road parking, with pathway to front door and to the side of the property.

The rear garden is fully enclosed with a large patio area and lawned area.

AGENTS NOTE Apple Tree Management Company are responsible for the communal area, including maintenance and insurance - the seller has notified us that the current annual charges are £170 and these are reviewed annually.

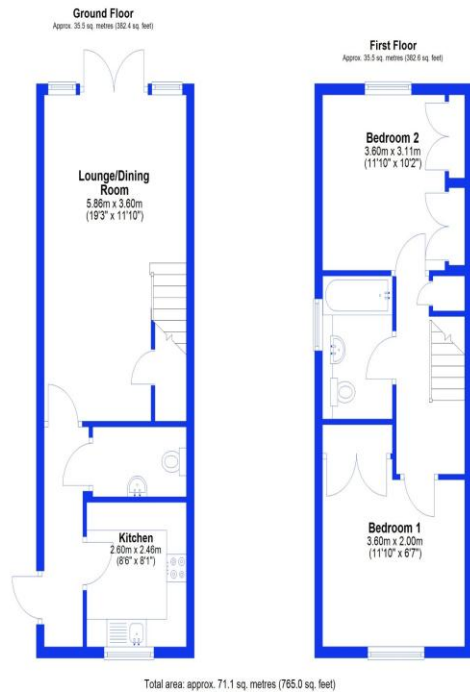
Tenure The property is Freehold
(Service Charges apply)

Council Tax Band B **EPC** C (74/80)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7360





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.