



**Orchard Estate, Little Downham, Ely  
CB6 2TU**

[www.pocock.co.uk](http://www.pocock.co.uk)



# 11A Orchard Estate, Little Downham, Ely, CB6 2TU

A detached two bedroom bungalow, offered in good order throughout and with an off road parking space. Electric Heating. EPC E45. Council Tax Band C. Available from 8th January 2026.

- ENTRANCE LOBBY
- LIVING ROOM
- INNER HALL
- FITTED KITCHEN
- CONSERVATORY
- TWO BEDROOMS
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING AND GARDEN

**Rent: £1,050 PCM**

**Deposit: £1211**



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** Front door leading into entrance lobby, two windows facing side aspects. Night storage heater, vinyl wood effect flooring.

**LIVING ROOM** 14'9" x 11'10" (4.50 m x 3.60 m) Double glazed window facing side aspect, double doors leading to decking and rear garden. Night storage heater. Vinyl wood effect flooring.

**INNER HALL** Airing cupboard with insulated hot water cylinder and slatted shelves. Vinyl wood effect flooring.

**BEDROOM ONE** 11'3" x 10'0" (3.44 m x 3.05 m) Double glazed window facing rear garden, night storage heater. Vinyl wood effect flooring.

**BEDROOM TWO** 10'1" x 7'5" (3.07 m x 2.26 m) Double glazed window looking into conservatory. Electric radiator.

**SHOWER ROOM** Comprising double shower cubicle with power shower, pedestal wash basin, low level WC and heated towel rail. Opaque double glazed window.

**KITCHEN** 11'0" x 9'2" (3.35 m x 2.80 m) Single drainer stainless steel sink unit with mixer tap. Range of white gloss units with work surfaces over. Matching range of wall mounted cupboards. Plumbing for washing machine and space for fridge/freezer. Four ring electric ceramic hob with extractor over. Low level built in electric oven. Tiled surrounds. Double glazed window facing rear garden.

**CONSERVATORY** Double glazed, door leading to front drive/parking space.

**EXTERIOR** Gate and path leading to front door with lawn to either side. Rear garden is mainly lawn with some shrubs and trees.

**OFF ROAD PARKING** For one car.

**NOTES** This is a non-managed property.

Electric Heating

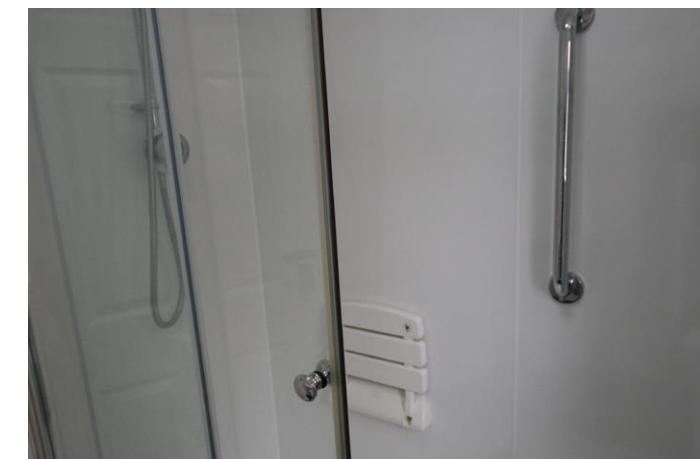
Minimum term 12 months

ECP Rating E (45)

Council Tax Band C

**VIEWING** By appointment with Pocock & Shaw  
Tel: 01353 668091 Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

**REF** JVD/6282





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.