



Cannon Street, Little Downham, CB6 2SS



# Cannon Street

Little Downham,  
CB6 2SS

- Individual Detached Bungalow
- Superb Countryside Views Towards Ely
- Close to Attractive Walks & Nature Reserve
- Spacious Kitchen / Dining Room & Utility
- Lounge with Views & 2 Bedrooms
- 48 Ft 9 x 21 Ft 11 (Max) Loft Area
- Extensive Driveway, Garage & Gardens
- Gas Central Heating
- No Upward Chain
- Freehold / Council Tax Band D

A rare opportunity to purchase a detached bungalow with superb views across countryside towards Ely and close to attractive walks and the Nature Reserve.

Accommodation comprises entrance hall, spacious kitchen/dining room, utility, cloakroom, lounge with countryside views, 2 bedrooms and shower room. The property has the advantage of a large open loft area measuring 48'9" x 21'11" (max measurement into the eaves) offering scope for conversion (subject to professional advice and the necessary planning consents). , large garage and store, extensive driveway and gardens.

The bungalow is offered for sale with no upward chain and to be fully appreciated a viewing is recommended.



## Guide Price £400,000





## LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

**ENTRANCE HALL**

With door to outside, airing cupboard with hot water cylinder, access to loft, radiator.

**LOFT**

48'9" x 21'11". Please note the 21'11" measurement is a maximum taken into the eaves.

This loft offers excellent potential for conversion, subject to professional advice and obtaining any necessary planning consents. The loft has light connected, pull-down ladder and houses the cold water storage tank.

**KITCHEN / DINING ROOM**

With double glazed windows to both sides, fitted with a range of wall and base level storage units, work surfaces and drawers, built-in electric oven, gas hob and extractor hood, integrated fridge, 2 radiators.

**UTILITY**

With a range of base level storage areas, work surface and stainless steel sink unit and drainer, plumbing for washing machine, double cupboard, radiator.

**CLOAKROOM**

With double glazed window to rear aspect, low level WC, wash hand basin, radiator.

**LEAN-TO CONSERVATORY**

With doors to front and rear aspects.

**LOUNGE**

With open fireplace with brick surround, French doors and double glazed windows onto terrace offering a superb view across open countryside to the rear towards Ely, 3 radiators.

**SHOWER ROOM**

With replacement walk-in shower, together with original shower cubicle (not used), pedestal wash basin, low level WC, double glazed window to side aspect, radiator.

**BEDROOM 1**

With double glazed window to front aspect, fitted wardrobes, radiator.

**BEDROOM 2**

With double glazed window to front aspect, fitted cupboard, radiator.

**OUTSIDE**

To the front and alongside the bungalow is an extensive driveway leading round to the rear and a large garage with adjoining store which is built underneath the property.

Adjoining the bungalow and accessed from the house is an area of paved terrace providing outstanding views across countryside towards Ely. Beyond the driveway there is a mature garden.

**MATERIAL INFORMATION**

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - D

**AGENT NOTES**

The property is traditionally built of brick elevations under a tiled roof. Mains water, gas, electricity and drainage are

connected.

Flood Risk - According to information obtained from the Environment Agency website flood risk within the area is detailed below:

Surface water - very low

Rivers and Sea - very low

Reservoirs - unlikely

Ground water - unlikely

Mobile coverage - according to ofcom.org.uk, mobile coverage for voice is indicated to be 'good' for 2 out of 4 main providers checked and data coverage is indicated as 'good' for 1 out of 4 providers checked.

Broadband - the property does not have broadband connected.

The property is located within a Conservation Area

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(62 plus) A			82
(51-61) B			
(39-50) C		62	
(29-38) D			
(19-28) E			
(9-18) F			
(1-8) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Council Tax Band - D

Local Authority - East Cambs District Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.