



Main Street, Little Downham, CB6 2ST

**CHEFFINS**

## Main Street

Little Downham,  
CB6 2ST

- Character Cottage
- Central Village Location
- 2 Bedrooms
- Off Road Parking
- Generous Rear Garden
- Freehold / Council Tax Band B / EPC Rating TBC

A period character cottage situated in the heart of this popular village within walking distance of amenities and local school. Accommodation comprises lounge featuring inglenook fireplace, kitchen, ground floor bathroom and 2 first floor bedrooms, together with off road parking and generous rear garden.

2 1 1

Guide Price £260,000





## 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).

## REAR LOBBY

With door to rear garden.

## BATHROOM

With bath and wash hand basin, double glazed window to rear aspect.

## SEPARATE WC

With WC.

## KITCHEN

With single stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, double glazed window.

## LOUNGE

With 2 double glazed windows to front aspect, inglenook fireplace, stairs to first floor.

## FIRST FLOOR

### BEDROOM 1

With double glazed window to front aspect, fitted wardrobes.

### BEDROOM 2

With double glazed window to front aspect, built-in storage cupboard.

## OUTSIDE

To the rear of the property you will find a generous garden with gravelled driveway providing off road vehicular parking.

## AGENT NOTES

Tenure - freehold

Council Tax Band - B

Property Type - semi detached

Property Construction - standard construction  
Number & Types of Room - Please refer to the floorplan

Square Footage - 828 according to the floorplan

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - tbc

Water Supply - mains

Sewerage - mains

Heating sources - tbc

Broadband Connected - tbc

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area of ultrafast having a maximum download speed of 1000Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk both 'voice' and 'data' for indoors is indicated to be limited for 2 out of the 4 main providers checked and outdoors is indicated to be likely for 4 out of the 4 main providers checked

Flood risk - according to Gov.uk the area has a

chance of flooding of between 1% and 3.3% each year from surface water

Rights of Way, Easements, Covenants - we are advised that the neighbouring property has a vehicular right of way across the rear of the property to allow access to their property  
Conservation Area - yes

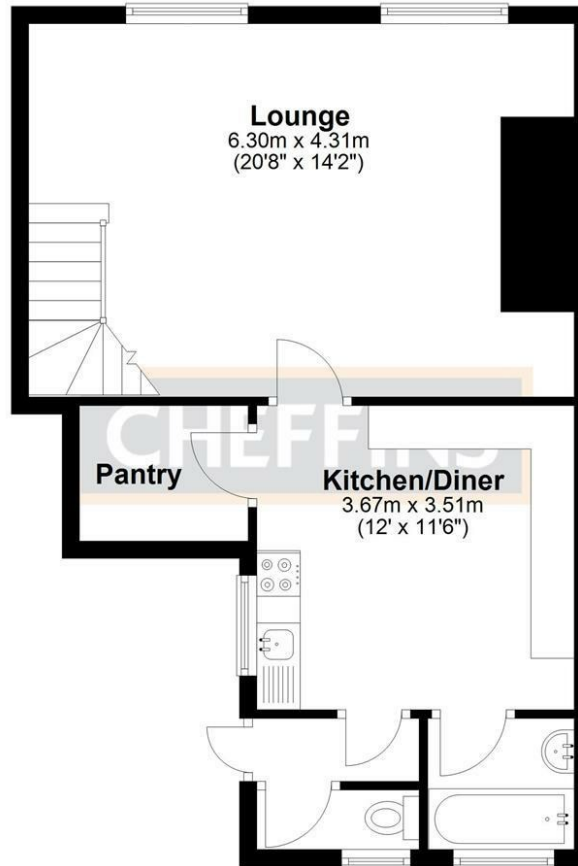
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



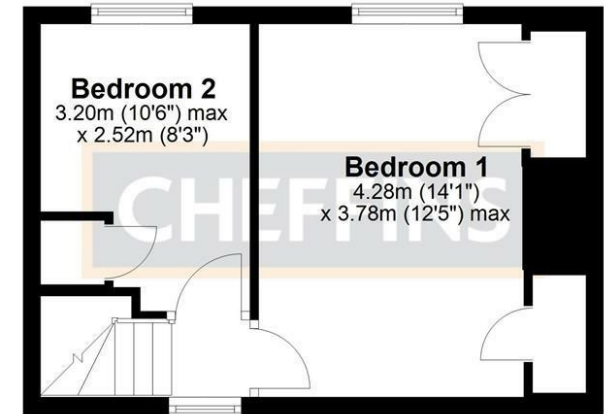
## Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



## First Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
41	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £260,000

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Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 77.0 sq. metres (828.3 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.