



Lawns Crescent, Ely, CB6 2TT

**CHEFFINS**

## Lawns Crescent

Little Downham, Ely,  
CB6 2TT

- Established Semi Detached
- 3 Bedrooms
- Kitchen/Dining Room
- Superb 115ft Garden
- Spacious Driveway
- Cul De Sac Location
- Freehold/EPC D/Council Tax B

An established semi detached house with superb garden of 115 feet in length and comprising entrance hall, lounge, kitchen/dining room, rear hall, cloakroom, ground floor bathroom and three bedrooms together with spacious driveway. The property would benefit from some updating and offers excellent scope for extending (subject to planning consent).



### 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).

## **ENTRANCE HALL**

With door to front aspect, stairs to first floor, radiator.

## **LOUNGE**

With window to front, open fireplace (currently not used), understairs cupboard, radiator.

## **KITCHEN/DINING ROOM**

With windows to rear and side, sink unit and drainer, wall and base level storage units, drawers and worksurfaces, plumbing for washing machine and dishwasher, cooker space, radiator.

## **REAR HALL**

With door to rear garden, radiator.

## **CLOAKROOM**

With low level WC, wash basin.

## **BOILER ROOM**

With oil fired boiler which was replaced in December 2022.

## **BATHROOM**

With bath, shower, wash basin, low level WC, heated towel rail.

## **LANDING**

With window to side, access to loft, radiator.

## **BEDROOM 1**

With two windows to front, fitted wardrobe, radiator.

## **ENSUITE WC**

With low level WC, wash basin, storage cupboard.

## **BEDROOM 2**

With window to rear with attractive view, radiator.

## **BEDROOM 3**

With window to rear with attractive view, radiator.

## **OUTSIDE**

To the front there is a spacious graveled driveway. Pedestrian side access leads to a rear garden measuring 115ft in length. The garden consists of lawn, vegetable plot, greenhouse and shed and has an attractive outlook to the rear.

## **VIEWING ARRANGEMENTS**

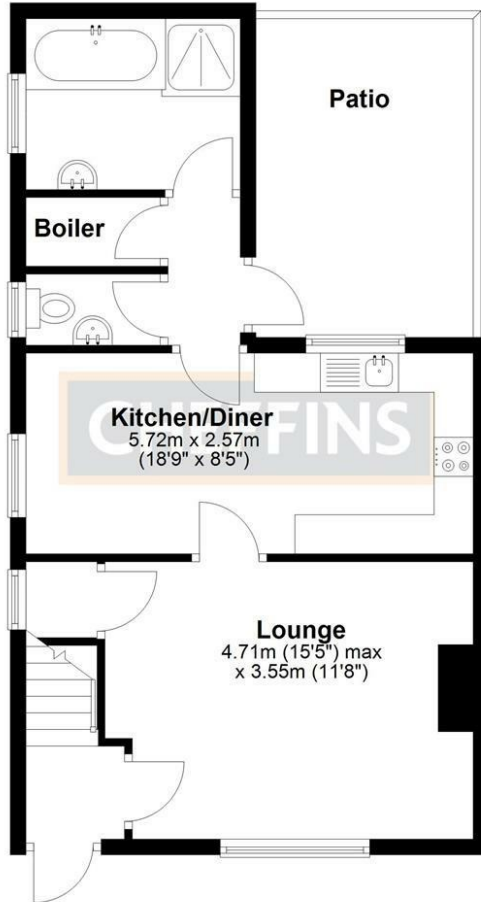
Strictly by appointment with the Agents.

## **AGENTS NOTE**

For more information on this property please refer to the Material Information Brochure on our website.

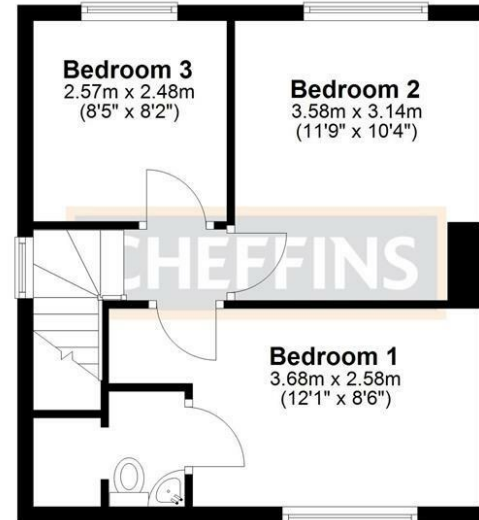
**Ground Floor**

Approx. 47.3 sq. metres (508.6 sq. feet)

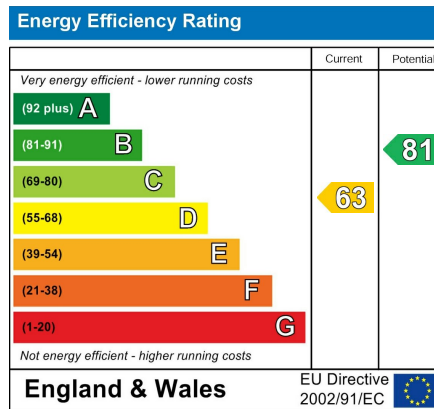


**First Floor**

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.0 sq. feet)



Guide Price £260,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District

Council

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.