



Lawns Crescent, Little Downham, CB6 2TT

**CHEFFINS**



## Lawns Crescent

Little Downham,  
CB6 2TT

- Established Semi Detached Bungalow
- 3 Bedrooms
- Kitchen/Dining Room & Lounge
- Modern Shower Room
- Front & Rear Gardens with Brick Outbuildings
- Additional Land Providing Parking & Workshop
- Freehold / Council Tax Band B / EPC Rating D

An established semi detached bungalow situated within a cul de sac and comprising entrance hall, kitchen/dining room, lounge, 3 bedrooms and modern shower room, together with front and rear gardens with brick outbuildings and a further piece of land providing excellent off road parking and a workshop.



**Guide Price £270,000**





## LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely with a dedicated, illuminated cycle path. 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, electric storage heater.

## BEDROOM 1

With double glazed window to front aspect and wardrobes.

## BEDROOM 2

With double glazed window to front aspect, electric storage heater.

## BEDROOM 3

With double glazed window to rear, electric storage heater.

## BATHROOM

With modern suite comprising walk-in shower, vanity unit with wash basin, low level WC, double glazed window to rear aspect, electric storage heater.

## KITCHEN/DINING ROOM

With double glazed window and door to rear garden, fitted with matching wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, cooker point, plumbing for washing machine, electric storage heater.

## LOUNGE

With double glazed window to front aspect, cupboard housing the modern hot water boiler, electric storage heater.

## OUTSIDE

To the front and rear of the property there are lawned gardens with the rear having an extended area of decking. The rear garden also has two brick built outbuildings with one having electricity connected. Beyond the garden there is a further piece of land which provides a driveway with ample parking and a workshop/store with electricity connected.

## AGENTS NOTE

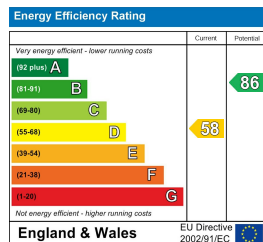
For more information on this property please refer to the Material Information Brochure on our website.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





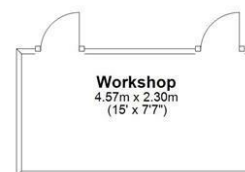
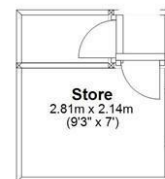
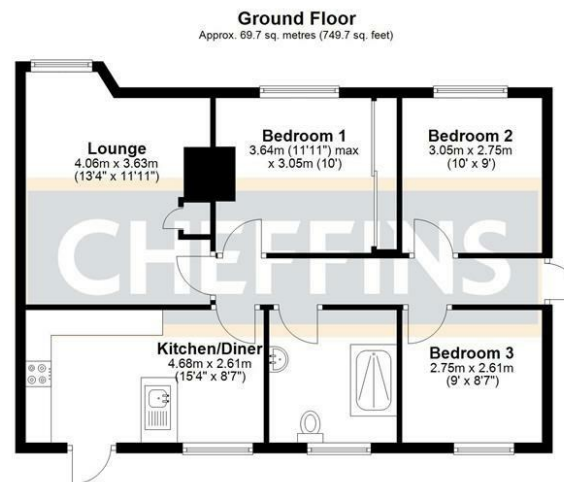


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Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



Total area: approx. 69.7 sq. metres (749.7 sq. feet)

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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.