



Main Street, Little Downham, CB6 2SX

**CHEFFINS**



## Main Street

Little Downham,  
CB6 2SX

- Semi Detached Home
- 2 Double Bedrooms (Formerly 3 Bedrooms)
- Lounge & Kitchen / Diner
- Driveway for 2 Vehicles
- Enclosed Garden to Rear
- Popular Village
- Beautifully Presented
- Freehold / Council Tax Band B / EPC Rating C

We are offering to the market this beautifully presented 2 bedroom semi detached home (formerly 3 bedrooms) with entrance hall, a lounge to the front, kitchen/diner with bi-fold doors overlooking the rear garden, 2 double bedrooms and family bathroom featuring a spa bath / shower.

The property offers a generous, mainly laid to lawn rear garden with patio area and a brick storage shed, whilst the front offers a small garden and graveled driveway providing off road parking for 2 vehicles.

To fully appreciate the potential of this lovely home, we do recommend an early viewing to avoid missing out!



**Guide Price £249,500**





## 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 aspect, under stairs storage cupboard, inset log burner, radiator.

## KITCHEN / DINING ROOM

With bi-fold doors to the rear garden, window to rear, range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl stainless steel sink unit with mixer tap, space for double oven with extractor hood above, space for slimline dishwasher.

## FIRST FLOOR LANDING

With window to side aspect.

## BEDROOM 1

With window to front aspect, radiator, airing cupboard housing the boiler.

## BEDROOM 2

With window to rear aspect, radiator.

## BATHROOM

Fitted with 3-piece suite comprising low level WC, wash hand basin, enclosed shower/bath/jacuzzi with integrated bluetooth music system, steam and water jets etc, towel rail, window to rear aspect.

## OUTSIDE

The rear garden is mainly laid to lawn with brick shed storage having plumbing and electricity connected. There is a timber shed and gated access to the side.

To the front there is a small garden with a range of flowers and shrubs and a gravelled driveway providing parking for 2 vehicles.

## 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.

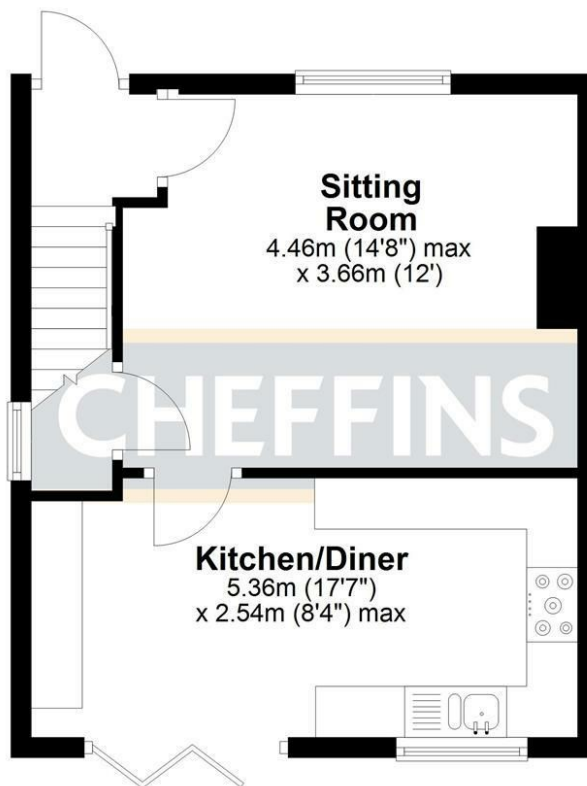






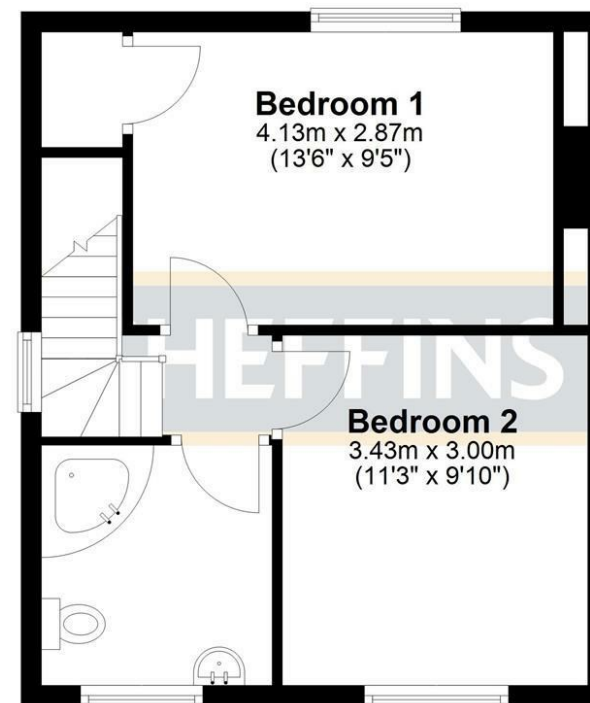
## Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 68.1 sq. metres (733.1 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.