



Watsons Lane, Little Thetford, CB6 3HE

**CHEFFINS**

# Watsons Lane

Little Thetford,  
CB6 3HE

- Detached 2 Bedroom Bungalow
- Potential for Extension (Subject to Planning Permission Being Obtained)
- Off Road Parking
- Landscaped Rear Garden
- Village Close
- 4KW Solar Panel System
- No Upward Chain
- FREEHOLD / COUNCIL TAX C / EPC RATING B

Cheffins are delighted to offer to the market this well presented, detached bungalow located in the village of Little Thetford.

The property comprises an entrance hall, dual aspect lounge, a kitchen / diner, 2 double bedrooms and a bathroom.

Outside there is a driveway providing off road parking and leading up to a single garage. The rear offers an enclosed, landscaped garden with timber shed.

The property offers potential for further extension (subject to planning permission being obtained) and is offered for sale with NO FORWARD CHAIN. Viewing is available by appointment.

2 1 1

**Guide Price £295,000**





## LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling, sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.

## ENTRANCE HALL

Door to the front and door leading to:

## LOUNGE

Window to front and window to side, radiator, doors leading to the inner hall and to the kitchen.

## KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, single oven, 4 ring electric hob with extractor hood over, one and a half bowl sink with mixer tap over, plumbing for washing machine, boiler, window to the front, door to side leading to the garden and radiator.

## INNER HALL

Airing cupboard housing the hot water tank, doors leading to the bedrooms and bathroom.

## BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and a panelled bath with shower over. Window to the side and radiator.

## BEDROOM 2 / SITTING ROOM

Patio doors to rear leading to garden and radiator.

## BEDROOM 1

Two windows to the rear, radiator, fitted wardrobe and access to the loft.

## OUTSIDE

To the front of the property there is a driveway providing off road parking for one vehicle leading to a single garage with an up and over door and a door to the rear garden. The garage has power and light connected. The rear garden is landscaped, mainly laid to lawn with gravelled areas, timber shed and gated access to the front.

## AGENTS NOTE

The property has solar panels installed.

## VIEWING ARRANGEMENTS

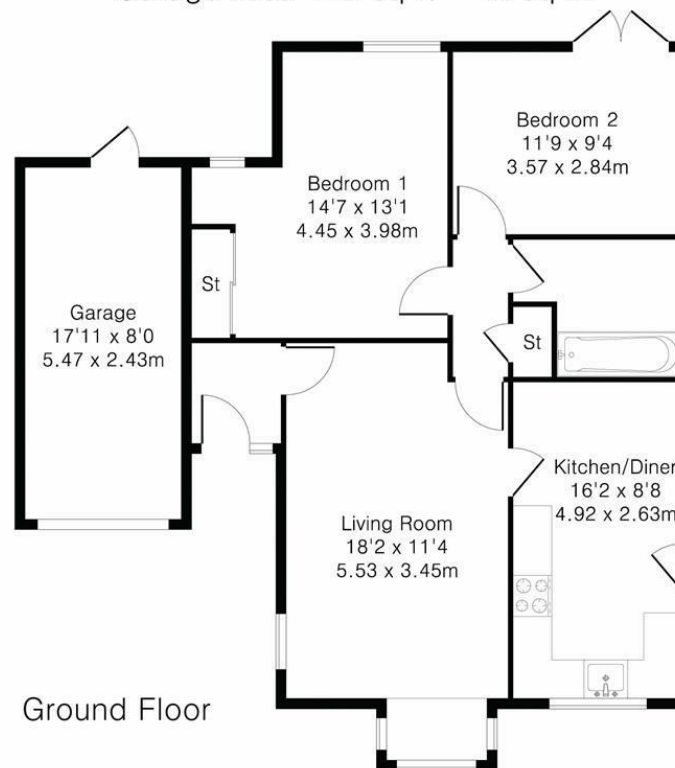
Strictly by appointment with the Agents.







**Approximate Gross Internal Area 752 sq ft - 70 sq m**  
Garage Area 143 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(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		

Guide Price £295,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambridgeshire District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.