



Old Fir Close, Little Downham, CB6 2RZ

CHEFFINS

Old Fir Close

Little Downham,
CB6 2RZ

- Modern Semi Detached Home
- Benefitting from the remainder of the building warranty
- Dual zone central heating
- Fully integrated Kitchen
- Offroad parking
- 2 double Bedrooms
- FREEHOLD / COUNCIL TAX B / EPC B

Cheffins are delighted to bring to the market this modern semi detached family home located in the ever popular village of Little Downham. This stunning home offers accommodation over two floors to include a fully fitted Kitchen, a Lounge/Diner providing access to the rear garden, ground floor Cloakroom, two Double Bedrooms and a three piece Bathroom. Outside the property there is offroad parking for 2 vehicles at the front whilst the rear is a mainly laid to lawn landscaped rear garden with gated access. The property further benefits from a timber built garden room.

2 1 1

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

Door to front and radiator. Stairs leading to the first floor and doors to Kitchen, Lounge and Cloakroom.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC and a pedestal wash hand basin, radiator and a window to the front.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integral dishwasher, integral washing machine, integral fridge freezer, boiler, single oven, 4 ring induction hob with extractor hood over, one and a half bowl sink with mixer tap over, spotlights, radiator and window to the front.

LOUNGE / DINER

Patio doors to rear leading to the garden, 2 radiators and an understairs storage cupboard.

FIRST FLOOR

Loft access and doors to bedrooms and bathrooms.

BEDROOM 1

Window to the front and radiator.

BEDROOM 2

Window to the rear, radiator and a built in storage cupboard.

BATHROOM

Fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen and heated towel rail.

OUTSIDE

To the front there is a small, mainly

laid to lawn front garden with driveway to the side providing off road parking for two vehicles. To the rear there is a landscaped garden with raised flower beds, a porcelain paved patio, gated access to the front, there is also an insulated timber garden room that has power and light connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area
 Ground Floor = 34.4 sq m / 370 sq ft
 First Floor = 34.0 sq m / 366 sq ft
 Total = 68.4 sq m / 736 sq ft

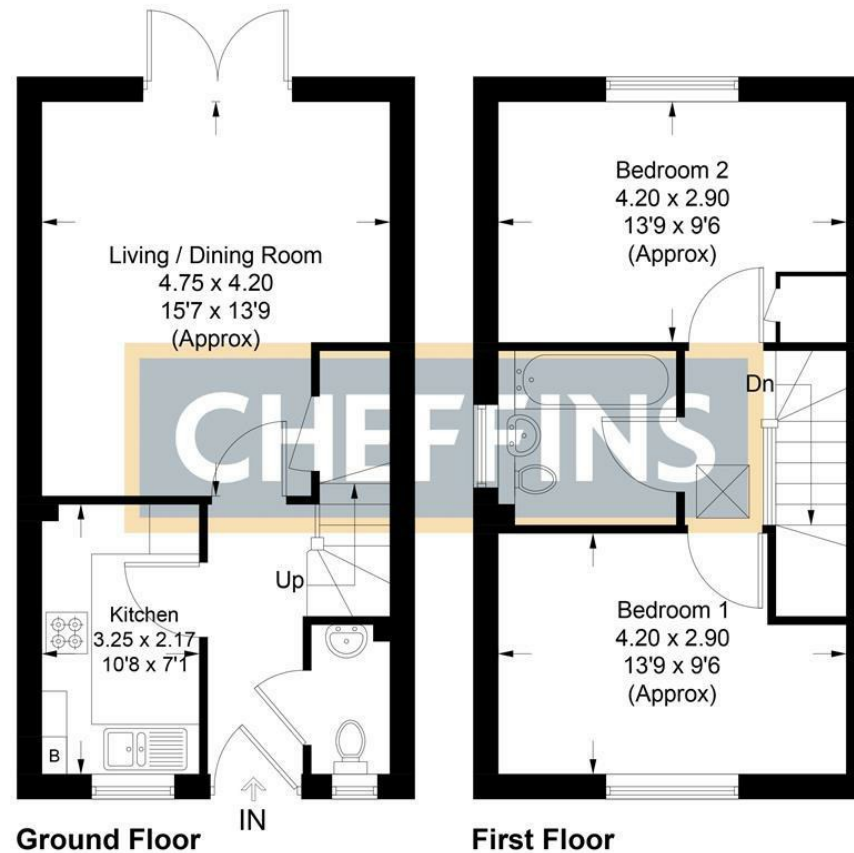
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £270,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1193056)

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.

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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.

