



8 Chapel Lane, Little Downham
Ely

RICHARD
BOOTH
ESTATE AGENTS



£300,000

8 Chapel Lane

Little Downham, Ely

CASH BUYERS ONLY. This highly individual detached chalet bungalow offers spacious and versatile accommodation, set within a superb quarter of an acre plot (subject to survey).

The property features three generous double bedrooms, a modern bathroom, and a substantial lounge that flows into a dedicated dining area ideal for entertaining or family gatherings. The kitchen/breakfast room provides ample space for day-to-day living, and leads into a useful utility room and conservatory overlooking the rear garden.

Outside there is a large driveway leading to a double length garage and car port whilst the garden is a superb feature with a lawn, established planting and a number of outbuildings.

With its thoughtful layout and generous proportions, the bungalow offers flexibility for a range of lifestyles. Located close to a nature reserve, a community orchard, and picturesque country walks, this home is perfectly positioned for those who appreciate outdoor pursuits and a tranquil setting.

There is no upward chain and viewing is highly recommended.

Please note, as the result of a recent Structural Engineers report, it has been confirmed that the property has suffered from subsidence and likely requires underpinning. In light of this, cash buyers only are sought.



- Highly Individual Detached Chalet Bungalow
- Cash Buyers Only
- Superb Quarter Of An Acre Plot (STS)
- 3 Double Bedrooms
- Spacious Lounge & Dining Room
- Kitchen/Breakfast Room, Conservatory & Utility
- Extensive Driveway, Double Length Garage & Carport
- Mature Garden With A Range Of Outbuildings
- Close To Nature Reserve, Community Orchard & Country Walks
- No Upward Chain
-

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Porch

With door to front, radiator.

Hallway

With open staircase, double airing cupboard, radiator.

Bedroom 1

With two double glazed windows to front, a wide range of fitted wardrobes, dressing table and drawers, radiator.

Bedroom 2

With double glazed window to side, fitted wardrobes and drawers, radiator.

Lounge

With double glazed windows to front and side, open fire with exposed brick chimney breast, two radiators.

Dining Room

With double glazed patio doors to rear, window and door to side, exposed brick wall, radiator.





Bathroom

Refitted with modern suite comprising built in vanity unit with cupboards beneath, bath with shower above, low level WC, double glazed window to rear, heated towel rail.

Kitchen

With double glazed windows to rear and side and door to conservatory. Fitted wall and base level units, drawers and worksurfaces, built in double electric oven, hob and extractor, fridge, double bowl sink unit, radiator.

Conservatory

With door to garden, radiator.

Utility

With storage cupboards, plumbing for washing machine, space for tumble dryer, double glazed window to rear.

Cloakroom

With low level WC, wash basin, double glazed window to front.

First Floor Landing

With storage cupboard.

Bedroom 3

(Limited headroom due to being in the roof space) With double glazed window to rear, eaves storage cupboards, radiator.

Agents Note

A recent survey highlighted some cracking within the right hand gable end and front corner walls. A Structural Engineer was employed to produce a report as to the cause of the cracking and to suggest appropriate remedial measures. The conclusion was that the property requires underpinning. In addition, a secondary report was produced by a different Structural Engineer who confirmed, once again, that the property has suffered movement and recommended a 6 to 12 month period of monitoring before any remedial action is taken. As a result of these reports cash buyers only are sought. Copies of the reports are available upon request.



OUTSIDE

The bungalow sits within a superb plot of approximately quarter of an acre (STS). There is an extensive driveway to the front and side together with an established front garden. A gate leads into the rear garden where there are two ponds, a greenhouse, potting shed and two further sheds. The remainder of the garden consists of lawn, trees and well stocked and established beds.

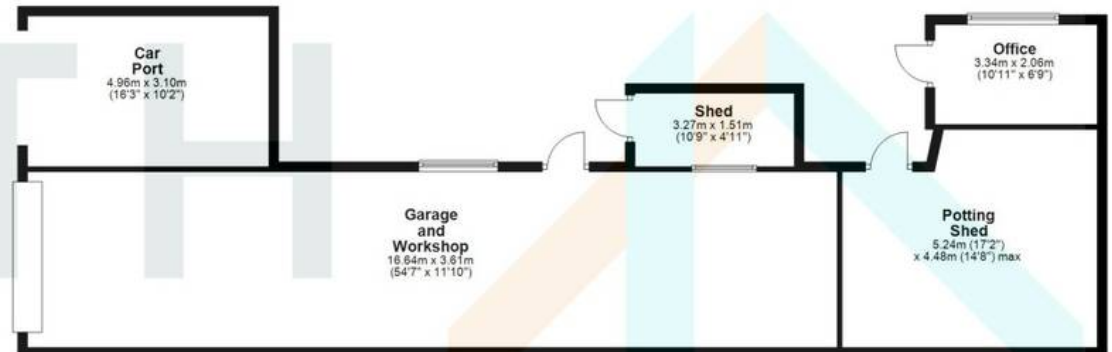
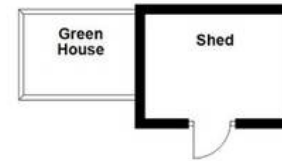
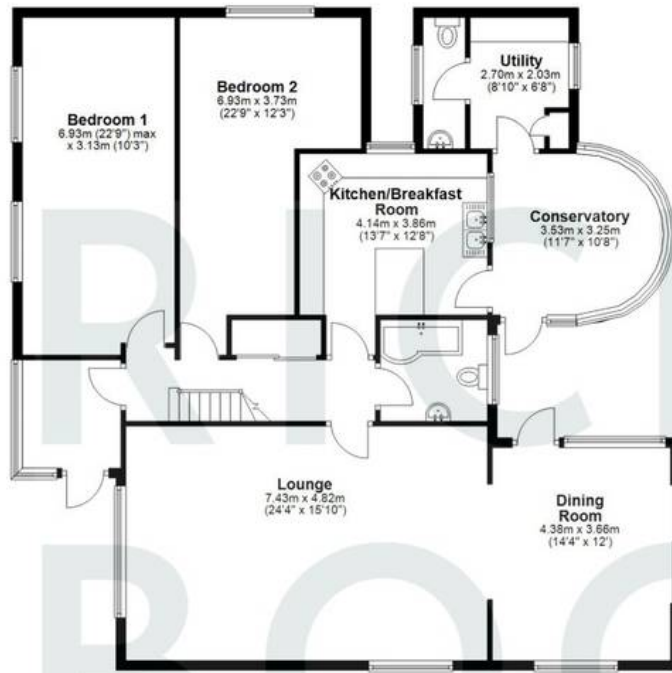
To the front and side of the property there is a large driveway providing ample parking. At the end of the driveway is a double length garage/workshop with electricity connected. There is an adjoining car port.





Ground Floor

Main area: approx. 147.1 sq. metres (1583.3 sq. feet)
Plus garage, shed, 113.5 sq. metres (1227.4 sq. feet)
(excluding Shed, Green House)



First Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



Main area: Approx. 177.0 sq. metres (1904.8 sq. feet)
Plus garages, approx. 110.5 sq. metres (1189.4 sq. feet)





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