



Holt Fen, Little Thetford, CB6 3HB

CHEFFINS

Holt Fen

Little Thetford,
CB6 3HB

2 1 2

Guide Price £220,000

- Detached Cottage
- 2 Reception Rooms
- Ample Parking
- Generous Gardens
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating E

Cheffins offer to the market this quaint character cottage located in the village of Little Thetford.

The property offers deceptively spacious accommodation comprising utility room, WC, kitchen, dining room and a dual aspect lounge on the ground floor, whilst the first floor provides 2 good sized bedrooms and a bathroom.

Outside the front offers an approximate 100' depth (sts), being mainly laid to lawn with gravelled driveway and timber garage. There is also an enclosed garden to rear.

The property benefits from being offered for sale with no upward chain.





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.

UTILITY ROOM

With door and window to front, window to side, plumbing for washing machine and dishwasher, boiler.

WC

With low level WC, window to side, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for double oven, butler sink, plumbing for dishwasher, window to side.

DINING ROOM

With bay window to rear, radiator. Door through to lounge, stairs to the first floor.

LOUNGE

With windows to front and rear, open fireplace, 2 radiators, door to rear leading out to the rear garden.

FIRST FLOOR LANDING

With window to front, access to loft.

BEDROOM 1

With windows to front and rear, radiator.

BEDROOM 2

With window to rear, radiator, airing cupboard housing hot water tank,

BATHROOM

Fitted with a 3-piece suite comprising panel bath with shower over and screen, low level WC, pedestal wash hand basin, window to rear.

OUTSIDE

The front of the property is approximately 100' in length (sts) and is mainly laid to lawn with a gravelled driveway providing off road parking and a single garage with barn style doors.

The rear is enclosed with a dilapidated lean-to.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £220,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambs District Council

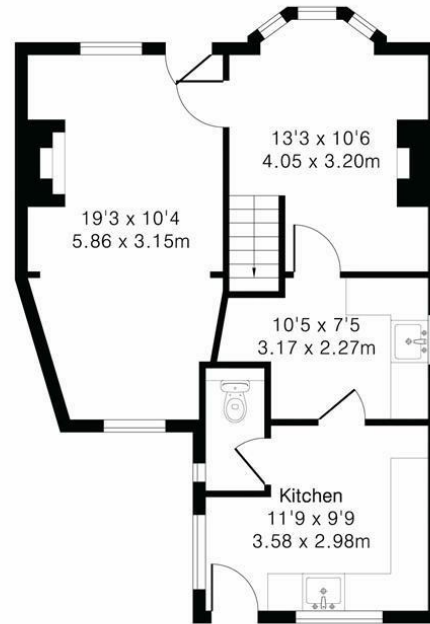




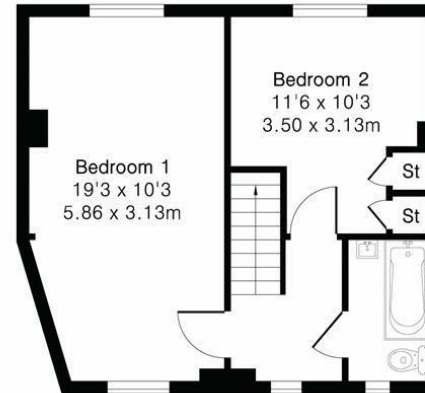
Approximate Gross Internal Area 922 sq ft - 86 sq m

Ground Floor Area 525 sq ft – 49 sq m

First Floor Area 397 sq ft – 37 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

