



72 Ely Road, Little Downham  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£410,000

## 72 Ely Road

Little Downham, Ely

A spacious detached bungalow with 3 double bedrooms and superb views across farmland to the rear. Offered for sale with no upward chain the accommodation comprises entrance hall, lounge, kitchen/dining room, utility, three double bedrooms (one en-suite) and bathroom. Outside there is a driveway and excellent garden benefitting from the views.

The property has been immaculately kept and viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

EPC: TBC

- Spacious Detached Bungalow
- 3 Double Bedrooms (1 En-Suite)
- Spacious Kitchen/Dining Room & Lounge
- Utility
- Attractive Garden With Superb Views Over Farmland
- Driveway
- No Upward Chain
- Popular Village Close To Ely







### Entrance Porch

With door to front.

### Entrance Hall

With airing cupboard housing the hot water cylinder, radiator.

### Lounge

With double glazed French doors onto rear garden, decorative fireplace, television point, radiator.

### Kitchen/Dining Room

With double glazed window to front and side, fitted with a range of wall and base level storage units, drawers and worksurfaces, sink unit and drainer, built in electric double oven, gas hob and extractor hood, fridge, radiator.

### Bedroom 1

With double glazed window to rear, fitted wardrobes, radiator.

### Bedroom 2

Currently used as a dining room. With two double glazed windows to front and radiator.

### Bathroom

With suite comprising vanity unit with wash basin, low level WC, panelled bath with shower above, double glazed window to side, radiator.

### Side Hall/Utility

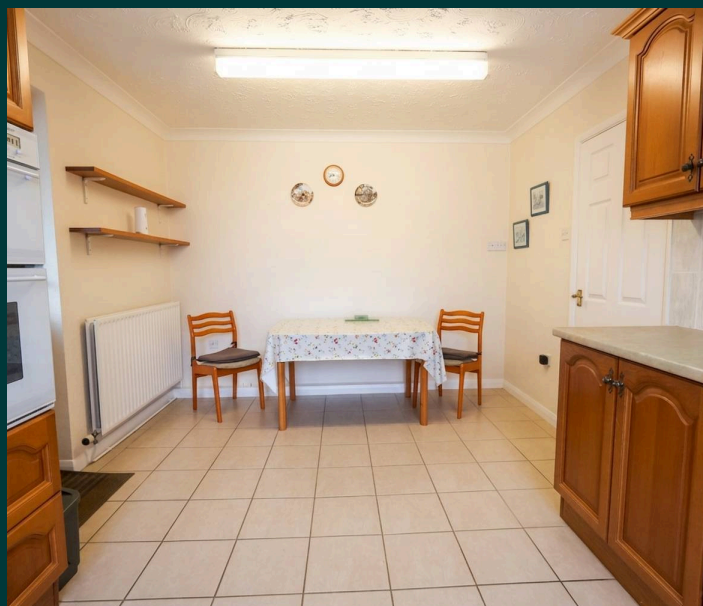
With doors to front and rear, storage units and worksurfaces, gas fired central heating boiler, radiator.

### Bedroom 3

With double glazed window to front, radiator.

### En-suite

With shower cubicle, low level WC, vanity unit with wash basin, double glazed window to rear.



## Outside

Pedestrian access leads to the rear garden which is an attractive feature of the property and backs onto farmland giving superb views. The garden is laid to lawn together with an extended patio, established beds and a shed with electricity connected. There is also a further shed running alongside the bungalow.

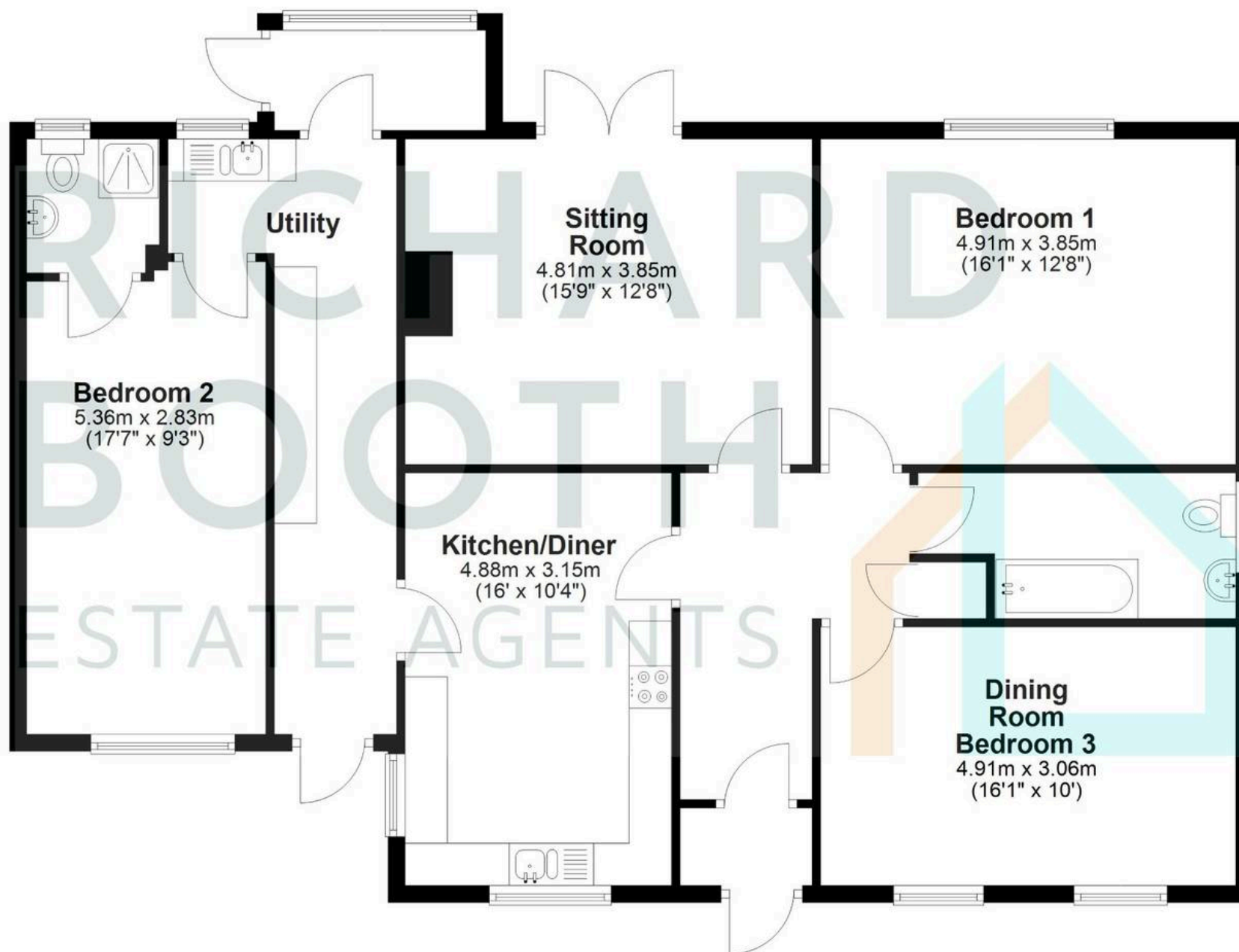
To the front of the bungalow is a driveway providing ample parking.





## Ground Floor

Approx. 121.4 sq. metres (1306.7 sq. feet)



Total area: approx. 121.4 sq. metres (1306.7 sq. feet)



## Richard Booth Estate Agents

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