

Main Street, Little Downham, CB6 2ST

CHEFFINS

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Little Downham,
CB6 2ST

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Guide Price £270,000

- No Forward Chain
- Kitchen / Dining Room
- 3 Bedrooms
- Low Maintenance Rear Garden
- Double Garage
- Freehold / Council Tax D / EPC E



No Forward Chain

Cheffins are delighted to offer to the market this detached family home, ideally situated in a central position within the sought-after village of Little Downham.

The property offers well-proportioned accommodation comprising an entrance hall, fitted kitchen / dining room and sitting room, together with three bedrooms and a family bathroom. Outside, the property benefits from a low-maintenance garden, useful outside WC, double garage and block-paved driveway, with gated access providing a convenient connection to the rear garden.

The property is offered for sale with the benefit of no onward chain.











LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. 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 LOBBY
With entrance door to front, stairs rising to first floor.

LIVING ROOM
With window to front and side, French doors leading through to the garden, fireplace and radiator.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated one and a quarter stainless steel sink with mixer tap and soap dispenser with tiled splash back, space for oven with overhead extractor fan, under stairs storage cupboard, two radiators, windows to the front and rear with door leading through to the garden.

FIRST FLOOR LANDING
With loft hatch, window to the rear, airing cupboard housing the hot water tank, radiator.

BEDROOM 1
With window to the front and radiator.

BEDROOM 2
With window to front, radiator, shower cubicle with tiled splash back, shaving point and extractor fan.

BEDROOM 3
With window to rear and radiator.

FAMILY BATHROOM
Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and side panelled bathtub, radiator and window to the rear.

OUTSIDE
The rear offers a low maintenance patio garden with decking area, herbaceous borders and pond with steps leading to the secured driveway with gated access leading to the double garage with up and over doors, power and light connected. Additionally there is an outbuilding with low level WC, wash hand basin, wall mounted boiler, radiator and window to side.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

AGENTS NOTE
Please note that the neighbouring property's drainage runs beneath the garage and a steel beam supporting part of the neighbouring property's first floor extends through the upper section of the garage, close to the roof.

The Land Registry is currently being split and the current title will not be available.



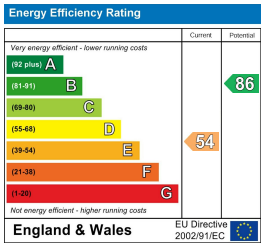


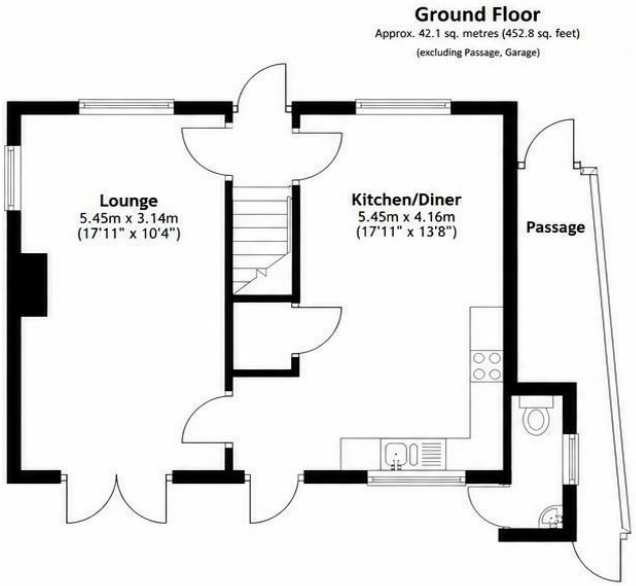


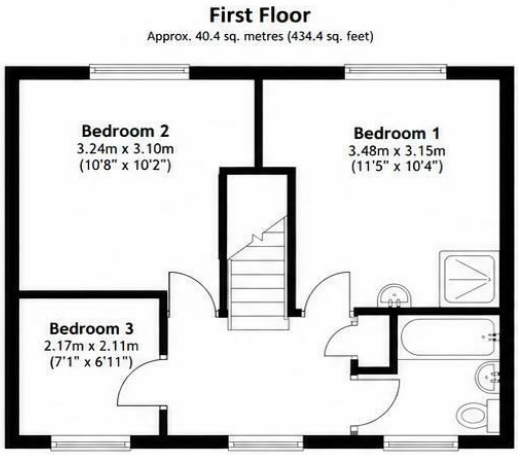


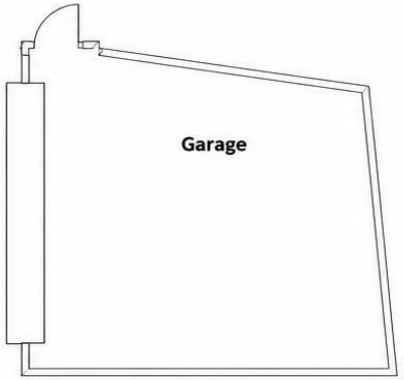












Total area: approx. 82.4 sq. metres (887.2 sq. feet)

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Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.