



Old Fir Close, Little Downham, Ely, CB6 2RZ

www.pocock.co.uk



Old Fir Close, Little Downham, Ely, Cambridgeshire CB6 2RZ

A modern semi-detached property being marketed with the advantage of no upward chain. Accommodation comprising entrance hallway, cloakroom, kitchen/breakfast room, living room, two bedrooms with Jack and Jill en-suite bathroom.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Diner
- Two Bedrooms
- Jack & Jill En-Suite Bathroom
- Driveway Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £265,000



LITTLE DOWNHAM is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

ENTRANCE HALL With entrance door to side aspect.

CLOAKROOM Fitted with a low level WC and wash hand basin.

KITCHEN/DINER 13'0" x 9'10" (3.96 m x 2.99 m)
With one and quarter sink unit and drainer. Fitted with a range of matching units including wall mounted units, base units and drawers with work surfaces over. Integrated fridge freezer, dishwasher and washing machine. Fitted electric oven, hob and extractor hood above, double glazed window to front aspect. Engineered wood flooring and underfloor heating.

SITTING ROOM 15'0" x 13'0" (4.56 m x 3.96 m)
With double glazed window and French doors opening to rear garden. Staircase rising to first floor. Engineered wood flooring and underfloor heating.

FIRST FLOOR LANDING

BEDROOM ONE 13'11" x 13'0" (4.23 m x 3.96 m)
With double glazed window to front aspect, access to Jack + Jill bathroom.

BEDROOM TWO 13'0" x 9'9" (3.96 m x 2.96 m)
With double glazed window to rear aspect and Velux window. Access to Jack + Jill bathroom.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower over, low-level WC and pedestal wash hand basin. Wall mounted towel rail/radiator.

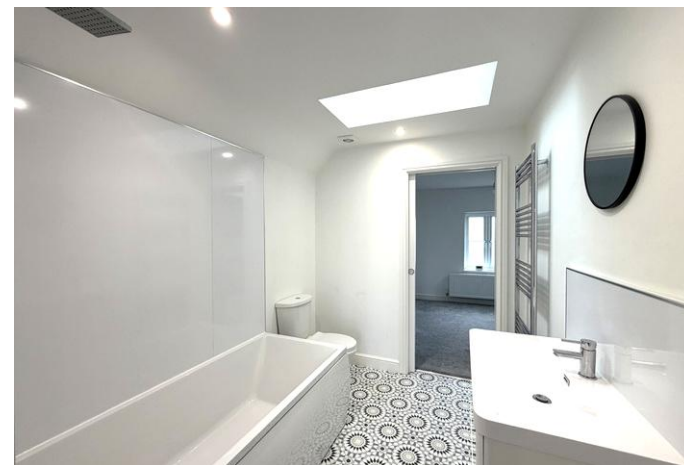
EXTERIOR The property benefits from an adjacent spacious driveway, Gated access leads to a fully enclosed garden which is predominantly lawned with paved patio area.

Tenure The property is Freehold

Council Tax Band B **EPC** B (89/99)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7538





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.