



46 Main Street, Little Downham
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£215,000

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Little Downham, Ely

A period semi detached property offered for sale with no upward chain. Comprises lounge, separate dining room, kitchen, two double bedrooms, spacious bathroom and long rear garden. Gas central heating and UPVC double glazing.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached House
- 2 Double Bedrooms
- Lounge & Dining Room
- Spacious Bathroom
- Gas Central Heating
- Long Rear Garden
- No Upward Chain



Lounge

With double glazed window and door to front, brick fireplace, stairs to first floor, radiator.

Dining Room

With double glazed windows to side and rear, radiator.

Kitchen

With double glazed window and door to rear garden, fitted with a range of wall and base level units, drawers and worksurfaces, stainless steel sink and drainer, electric oven, gas hob and extractor hood, plumbing for washing machine, wall mounted gas boiler.

Landing

With airing cupboard housing hot water cylinder, access to loft, radiator.

Bedroom 1

With double glazed window to front, radiator.

Bedroom 2

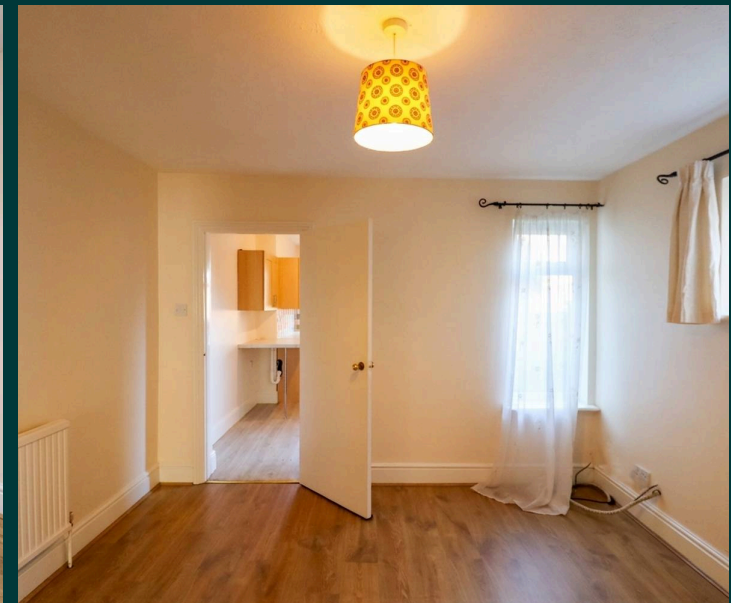
With double glazed windows to rear and side, radiator.

Bathroom

With low level WC, wash basin, bath, separate shower, double glazed windows to side and rear, radiator.

Agents Notes

1. A specialist damp treatment company has conducted a survey of the property and have confirmed damp proofing work is required. The quote for this work is £12,635 plus VAT. This has been allowed for when setting the current asking price.
2. The photos used within the advert were taken before the current tenancy.





GARDEN

To the rear of the property there is a long garden which is a combination of grass and paving. The garden has pedestrian access via the neighbours driveway. This access continues through the garden of 46 to allow the occupants of the adjoining house access to their garden.





Ground Floor

Approx. 37.9 sq. metres (407.4 sq. feet)
(excluding Patio, Garden)



First Floor

Approx. 37.9 sq. metres (407.4 sq. feet)



Total area: approx. 75.7 sq. metres (814.9 sq. feet)



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