



Main Street, Ely, CB6 2ST

CHEFFINS

Main Street

Little Downham, Ely,
CB6 2ST

- Charming Terraced Cottage
- 3 Bedrooms
- Kitchen/Dining Room
- Spacious Lounge
- Conservatory
- Attractive Garden With Brick Buildings
- Character Features
- Freehold/Council Tax C/EPC awaited

Offering a wealth of character this period terraced home comprises entrance hall, farmhouse style kitchen/dining, spacious lounge, conservatory, three bedrooms, bathroom and attractive rear garden with brick outbuildings offering scope for conversion (subject to planning consent). The property is well presented throughout and to fully appreciate the space and charm a viewing is highly recommended.

3 1 1

Guide Price £325,000





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 HALL

With door to outside, quarry tiled floor, stairs to first floor, radiator.

KITCHEN/DINING ROOM

With a range of solid wood painted wall and base level storage units with oak worktops, butler sink, cooker space, solid fuel fired Rayburn (this fuels one radiator) shelved alcove, brick and tiled floor, shelved pantry, radiator. Sliding doors to:

LOUNGE

With cast iron wood burner, double glazed sash window to front, exposed floorboards,, radiator.

CONSERVATORY

With doors onto garden, mature grapevine, plumbing for washing machine.

LANDING

With double glazed window to side. Continues to inner landing with double cupboard and radiator.

BEDROOM 1

With double glazed window to rear, access to loft, radiator.

BEDROOM 2

With double glazed sash window to front, shelved alcove, radiator.

BEDROOM 3

With double glazed sash window to front, radiator.

BATHROOM

Refitted with freestanding roll top bath, pedestal wash basin, low level WC, shower, cupboard housing gas fired boiler, double glazed window to rear, heated towel rail.

OUTSIDE

To the rear of the property there is a well kept and mature lawned garden with small trees and attractive planted beds. There is a large timber built shed with electricity connected and a range of brick outbuildings which are attached to the house and offer excellent scope for conversion into additional accommodation (subject to obtaining planning consent).

At the rear of the garden is pedestrian access onto Holme Lane.

AGENTS NOTE

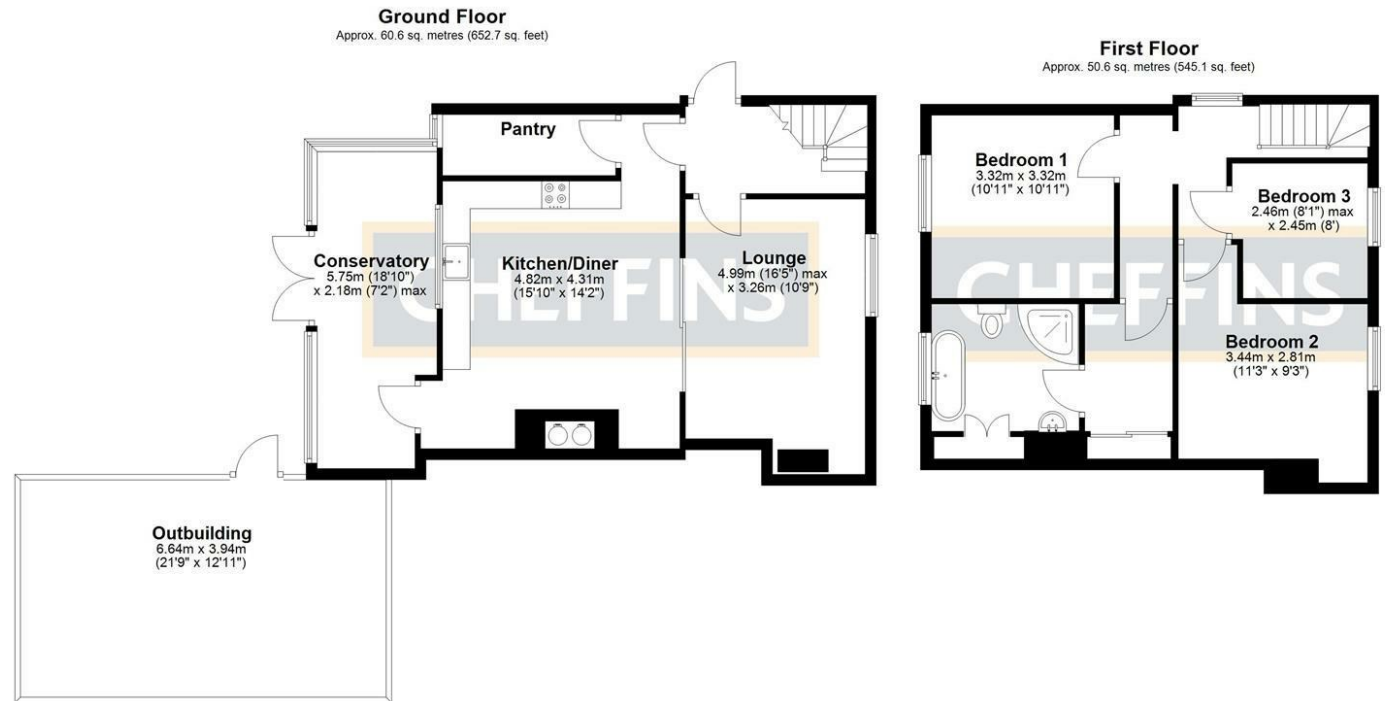
For more information on this property please refer to the Material Information Brochure on our website.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Guide Price £325,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



Total area: approx. 111.3 sq. metres (1197.7 sq. feet)

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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.