



**Main Street, Little Downham, Ely, CB6 2ST**

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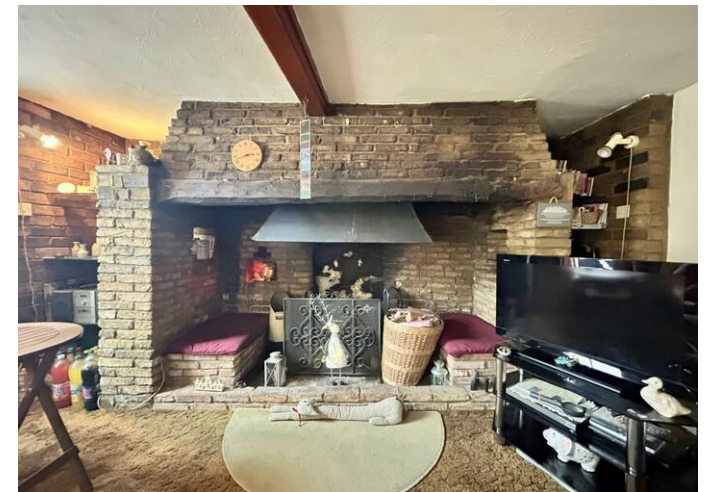


## Main Street, Little Downham, Ely, Cambridgeshire CB6 2ST

A period semi-detached two bedroom cottage situated in the heart of this popular village location within walking distance of amenities and local school.

- Lounge with Inglenook Fireplace
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Two Bedrooms
- Gravelled Driveway Parking
- Rear Garden
- Oil Central Heating
- Central Village Location

**Guide Price: £250,000**



**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.

**REAR ENTRANCE LOBBY** with door to rear garden and door to:-

**WC** with double glazed window to rear and low level WC.

**GROUND FLOOR BATHROOM** with double glazed window to rear aspect. Fitted with bath and wash hand basin.

**KITCHEN/BREAKFAST ROOM** 12'0" x 11'6" (3.67 m x 3.51 m) with double glazed window to side aspect. Fitted with a range of matching units including base units, wall mounted units and drawers with inset stainless steel single drainer sink unit. Walk-in pantry cupboard.

**LOUNGE** with two double glazed windows to front aspect, inglenook fireplace and staircase rising to first floor.

## FIRST FLOOR LANDING

**BEDROOM ONE** 14'1" x 12'5" (4.28 m x 3.78 m) with double glazed window to front aspect, fitted wardrobes/cupboards.

**BEDROOM TWO** 10'6" x 8'3" (3.20 m x 2.52 m) with double glazed window to front aspect, built-in storage cupboard.

**EXTERIOR** To the rear of the property you will find a generous garden with gravelled driveway providing off road vehicular parking.

**AGENTS NOTE** - we understand from the vendors that the neighbouring property has a vehicular right of way across the rear of the property to allow access to their property.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC** E (41/80)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

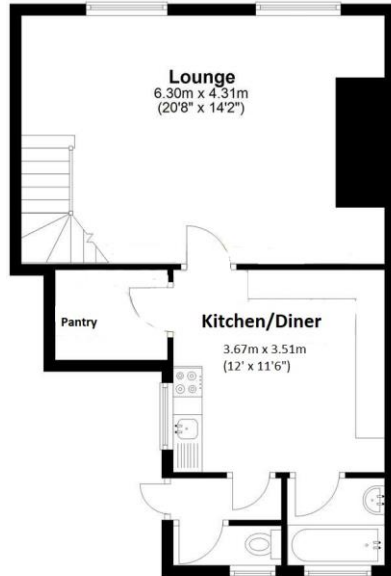
**Ref** CWH-7142





### Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



### First Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



Total area: approx. 77.0 sq. metres (828.3 sq. feet)

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. (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.