



Eagles Lane, Little Downham, Ely, Cambridgeshire CB6 2TG

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A two bedroom detached bungalow, with the advantage of no upward chain and situated within walking distance to the village amenities and with allotments to front aspect.

- Detached Bungalow
- Two Bedrooms
- Lounge & Conservatory
- Kitchen/Breakfast Room
- Shower Room
- Gas Central Heating
- Driveway Parking & Garage
- Rear Enclosed Garden
- No Upward Chain

Guide Price: £325,000



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.

LOUNGE with double glazed window to front aspect, radiator.

BEDROOM ONE with double glazed window to front aspect and radiator.

BEDROOM TWO with double glazed window to rear aspect and radiator.

SHOWER ROOM with shower cubicle, low-level WC and wash handbasin.

KITCHEN/BREAKFAST ROOM Fitted with a range of matching units including wall mounted units, base units and drawers, inset single sink unit and drainer, fitted electric oven, hob, and extractor hood above, built-in storage cupboard and door leading to conservatory.

CONSERVATORY with windows and door to rear garden.

EXTERIOR To the front of the property is a driveway which in turn leads to the single garage and provides off road vehicle parking. The rear garden consists mainly of lawn and conveniently situated onto allotments.

Tenure The property is Freehold

Council Tax Band C

EPC To Follow

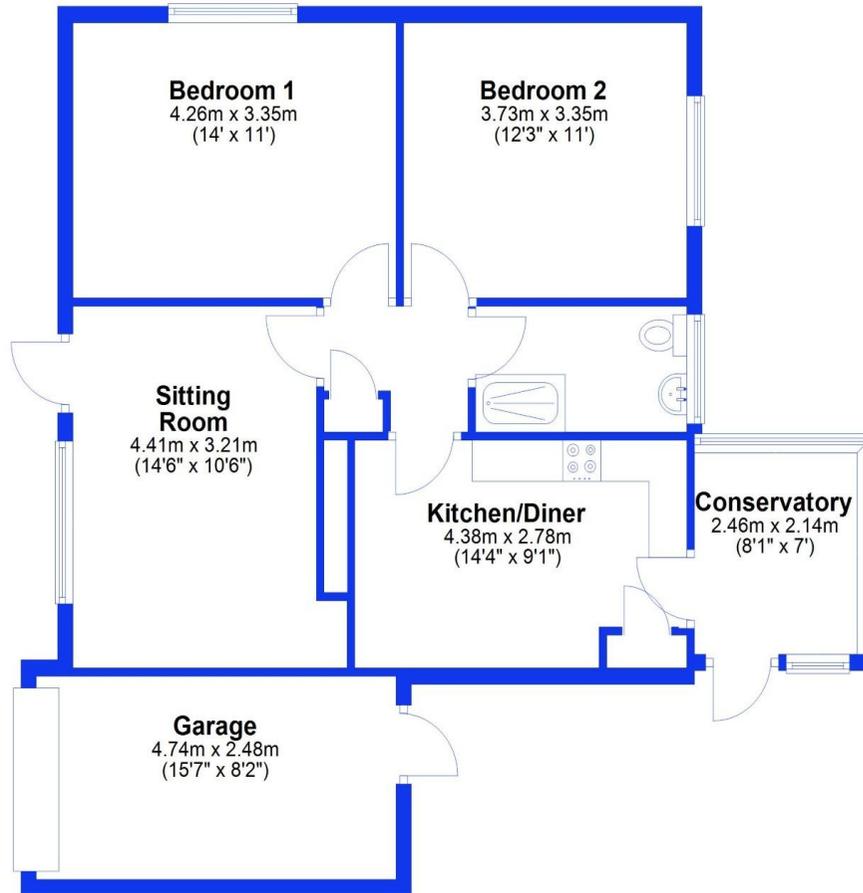
Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
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Ref CWH-7193



Ground Floor

Main area: approx. 69.1 sq. metres (743.7 sq. feet)
Plus garages: approx. 11.7 sq. metres (126.4 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.