



Ely Road, Little Downham, Ely, CB6 2SN

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Ely Road, Little Downham, Ely, Cambridgeshire, CB6 2SN

An attractive and well presented modern semi-detached three bedroom home situated in this highly regarded village location.

- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Living Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces

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.

ENTRANCE HALL with entrance door to front, radiator, wood flooring, cloaks cupboard, staircase rising to first floor with useful storage cupboard under, double glazed window to side aspect.

LIVING ROOM 18'6" x 11'11" (5.65 m x 3.62 m) with double glazed windows and patio doors to rear aspect, two radiators.

KITCHEN/BREAKFAST ROOM 13'3" x 7'9" (4.05 m x 2.35 m) with double glazed window to front aspect. Fitted with a range of wall and base units, worksurfaces over, tiled splashbacks and inset 1 & 1/2 bowl stainless steel sink unit with mixer tap. Four ring Belling gas hob with built-in oven under and pull-out extractor canopy over. Built-in fridge freezer, plumbing for washing machine, built- in Smeg dishwasher. Ceramic tiled flooring and radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator, vinyl flooring.

FIRST FLOOR LANDING with access to loft, airing cupboard with slatted shelves.

BEDROOM ONE 12'0" x 12'0" (3.67 m x 3.65 m) with double glazed window to rear aspect, useful recess ideal for wardrobe, radiator.

BEDROOM TWO 13'3" x 8'10" (4.05 m x 2.70 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 9'8" x 9'4" (2.95 m x 2.85 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath. Tiled splashbacks, double glazed window to rear aspect, extractor fan, ceramic tiled flooring, radiator.

EXTERIOR The property is approached via a shared pathway with the neighbour with established plant and shrub borders. Outside tap. Gated access leads to the rear garden which is enclosed by wood panel fencing and is predominantly laid to lawn with a variety of plant and shrub borders. Side gated access leads to the parking area at the rear.

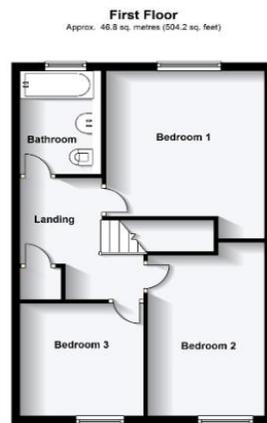
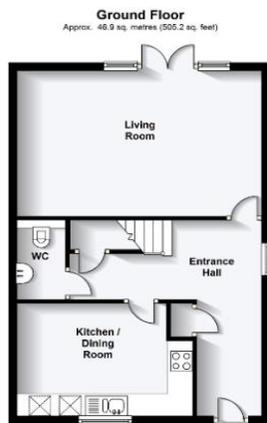
Tenure The property is Freehold

Council Tax Band C **EPC** C (77/88)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6751





Total area: approx. 93.8 sq. metres (1009.4 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.