



**Cannon Street, Little Downham, Ely, Cambridgeshire  
CB6 2SR**

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## Cannon Street, Little Downham, Ely, Cambridgeshire CB6 2SR

An established and spacious semi-detached property boasting three double bedrooms, open plan kitchen/dining room, sitting room, large garden and outbuilding.

- Entrance Hall
- Open Plan Kitchen/Dining Room
- Sitting Room
- Three Double Bedrooms
- Family Bathroom
- Off Road Parking
- Large Garden & Outbuilding

**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 tiled flooring, staircase rising to first floor with under stairs storage, radiator, double glazed window to front aspect.

**SITTING ROOM** 14'8" x 14'6" (4.48 m x 4.43 m) with double glazed French doors to front aspect. Radiator.

**OPEN PLAN KITCHEN/DINING ROOM** 20'5" x 12'11" (6.23 m x 3.94 m) Fitted with a range of matching wall and base units including drawers, inset stainless steel sink and drainer, space for Rangemaster style cooker with extractor above, plumbing for utilities, double glazed window to front aspect, radiator and tiled floor. Extended breakfast bar. Door to:-

**LEAN-TO** 11'8" x 6'11" (3.56 m x 2.12 m) with plumbing and door to garden.

**FIRST FLOOR LANDING** with double glazed window to side aspect, storage cupboard.

**BEDROOM ONE** 14'10" x 14'6" (4.51 m x 4.43 m) with double glazed window to front aspect. Radiator.

**BEDROOM TWO** 12'11" x 10'11" (3.94 m x 3.34 m) double glazed windows to front and rear aspects. Radiator.

**BEDROOM THREE** 8'8" x 8'2" (2.63 m x 2.49 m) with double glazed window to rear aspect. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising panel bath, separate shower cubicle, low level WC and wash hand basin. Double glazed window to side aspect.

**EXTERIOR** To the front of the property is a block paved driveway providing off-road vehicle parking. Large gardens consisting of lawn to front and rear and benefits from double garage/workshop (cannot be accessed by vehicle).

**Tenure** The property is Freehold

**Council Tax** Band C **EPC** D (67/79)

**Viewing** By Arrangement with Pocock & Shaw  
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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. All measurements are approximate. (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.