



Old Fir Close, Little Downham, CB6 2RZ

CHEFFINS

Old Fir Close

Little Downham,
CB6 2RZ

Modern and well presented two bedroom semi-detached house. Accommodation comprises entrance hall, kitchen/breakfast room, living room, cloakroom, two bedrooms and Jack & Jill bathroom. Enclosed rear garden and driveway parking. Available: 02/09/2026. Deposit: £1,384. Holding fee: £276. Council tax band: C. EPC: B. The photographs were taken prior to the start of tenancy.

LOCATION

Little Downham is a small village situated approximately 2 miles from the Cathedral City of Ely. Little Downham has a range of village amenities including nursery and primary school with a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).



£1,200 PCM





ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

with integrated oven, hob, extractor, fridge/freezer, washing machine and dishwasher.

LIVING ROOM

with French doors to the rear garden.

CLOAKROOM

BEDROOM

JACK & JILL BATHROOM

with shower over the bath.

BEDROOM 2

with freestanding wardrobe.

OUTSIDE

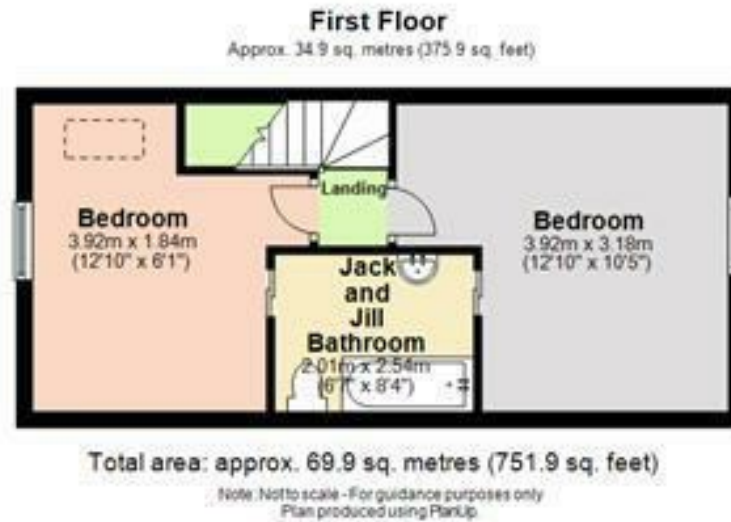
enclosed rear garden with patio area, storage container and driveway parking.

LETTING AGENTS NOTES

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	89	99
(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	



Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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