



Appletree Court, Little Downham, CB6 2TE

CHEFFINS

Appletree Court

Little Downham,
CB6 2TE

Terraced house in a cul de sac location. Accommodation comprises entrance hall, kitchen, dining/living room, cloakroom, two bedrooms, bathroom, enclosed rear garden and two allocated parking spaces. Available: 07/04/2025. Minimum 6 month term. Deposit £1,153. Holding deposit: £230. Council tax band: B. EPC: C

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)

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£1,000 PCM



**ENTRANCE HALL****KITCHEN**

with integrated oven, gas hob, extractor hood, plumbing for washing machine and space for fridge/freezer.

DINING/LIVING ROOM

with French doors to garden and under stair storage cupboard.

CLOAKROOM**BEDROOM**

with built-in double wardrobe.

BEDROOM

with built-in double wardrobe.

BATHROOM

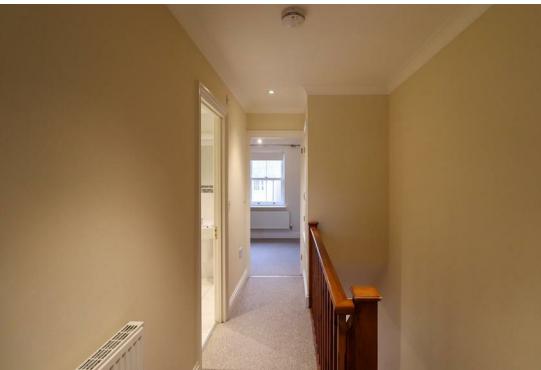
with mixer tap shower over bath, basin and WC.

OUTSIDE

with enclosed rear garden and two allocated parking spaces to the front.

LETTING AGENTS NOTES

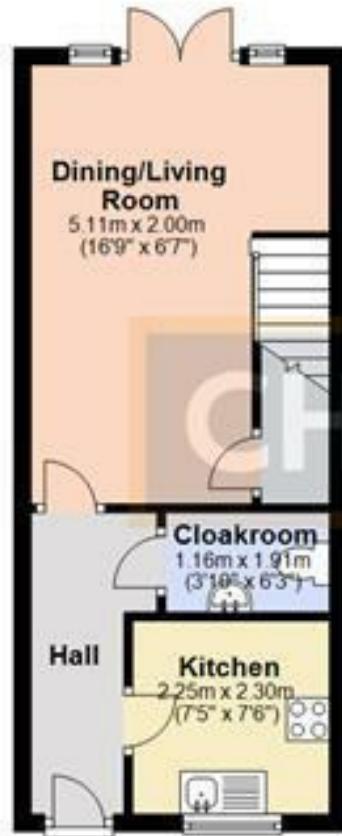
For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	
(69-80)	C	75
(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	

Ground Floor
Approx. 30.4 sq. metres (326.9 sq. feet)



First Floor
Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 60.7 sq. metres (653.8 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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



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