



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: 10/04/2026. Deposit: £1,384. Holding fee: £276. Council tax band: C. EPC: B

### 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

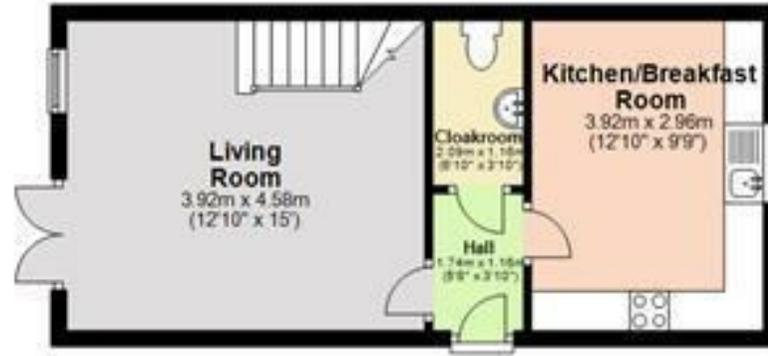
For more information on this property please refer to the Material Information brochure on our Website.



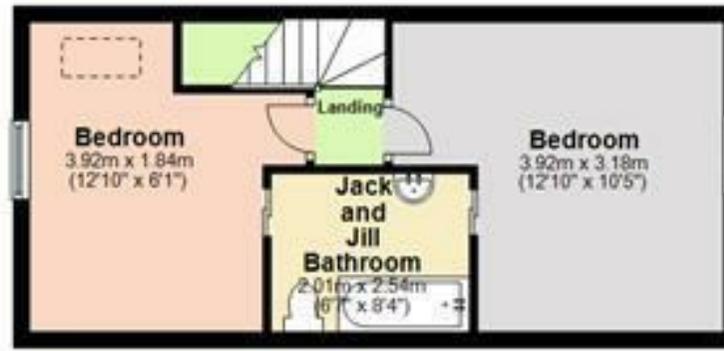


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 34.9 sq. metres (376.0 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.9 sq. feet)



Total area: approx. 69.9 sq. metres (751.9 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.

