



Oak Farm Drive, Little Downham, CB6 2EA

CHEFFINS

Oak Farm Drive

Little Downham,
CB6 2EA

- Modern Detached Bungalow
- 2 Bedrooms (1 Ensuite)
- Open Plan Lounge/Kitchen/Dining Room
- Refitted Kitchen
- Off Road Parking Including Car Port
- Enclosed Rear Garden
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating C

Cheffins offer to the market this modern detached bungalow located in the popular village of Little Downham.

The property comprises entrance hall, open plan lounge/kitchen/diner with a recently refitted kitchen, 2 double bedrooms and bathroom, as well as an ensuite shower room to bedroom 1.

Outside the property there are 2 off road parking spaces in tandem, one of which is covered by a car port, whilst the rear offers a generous mainly laid to lawn garden with paved patio.

This property is offered for sale with no upward chain and is available to view by appointment. Please contact us for further information or to arrange a viewing.



Guide Price £310,000



LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely. Amenities include nursery and primary school, nature reserve/orchard, village shop, garage, 2 public houses and a Church, with a full range of shopping, schooling, sporting facilities etc. at Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

ENTRANCE HALL

With door to front, storage cupboard, radiator, access to loft.

OPEN PLAN LOUNGE / KITCHEN / DINER

Kitchen area refitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine, sink with mixer tap, integral fridge/freezer and oven, 4-ring gas hob with extractor hood over, dual aspect with windows to front and rear and door to rear, oak flooring, 2 radiators.

BEDROOM 1

A dual aspect room with doors to the rear leading into the garden and window to side, radiator. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal hand basin, shower cubicle, heated towel rail, extractor fan, spotlights.

BEDROOM 2

With window to side, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, panelled bath with shower attachment over, wall hung sink, heated towel rail, window to the side, tiled walls and floor, extractor fan, spotlights.

OUTSIDE

To the front of the property there is block paved tandem driveway providing 2 off road

parking spaces, 1 being under a car port.

To the rear there is a generous garden being mainly laid to lawn with paved patio.

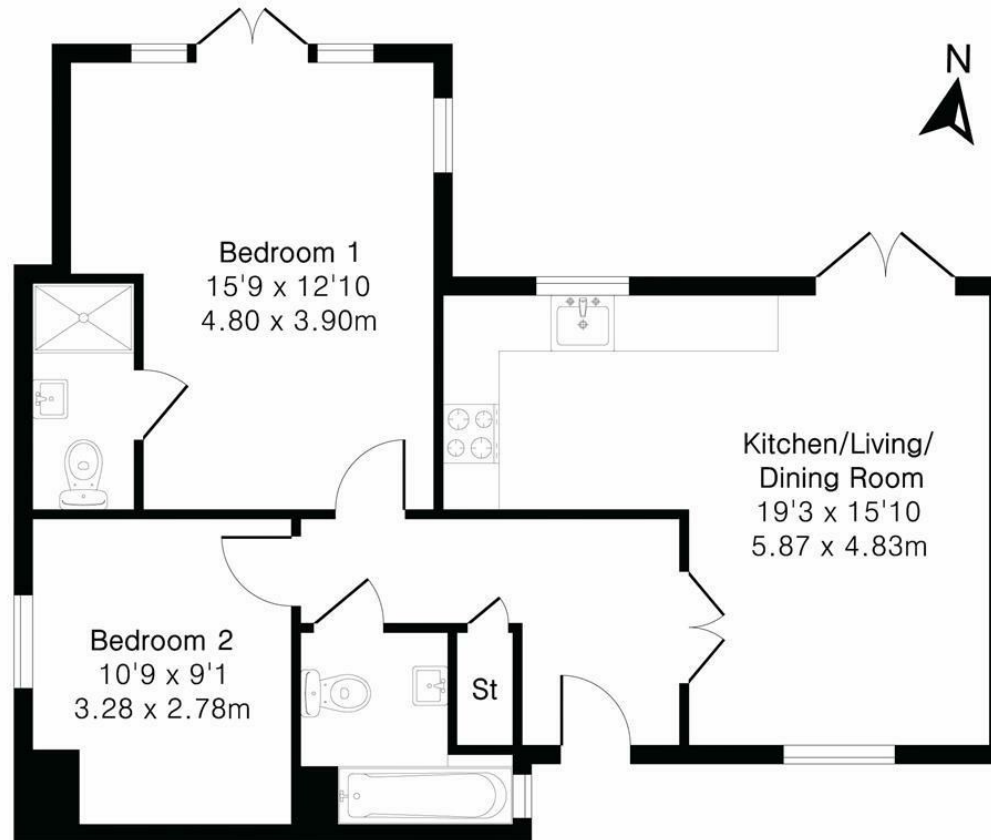
VIEWING

Strictly by appointment with the Agents





Approximate Gross Internal Area 687 sq ft - 64 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(51-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	80
EU Directive 2002/91/EC		

Guide Price £310,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.



CHEFFINS