



Matthew Wren Close, Little Downham, CB6 2UL

CHEFFINS

Matthew Wren Close

Little Downham,
CB6 2UL

- Established 4 Bedroom Detached Home
- Gardens, Driveway & Garage
- Popular Location Convenient for Primary School
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

A 4 bedroom detached home offered for sale with no upward chain and situated within a popular development convenient for the village school. Accommodation comprises entrance hall, cloakroom, lounge/dining room, kitchen, 4 bedrooms and bathroom, together with front and rear gardens, driveway and garage.

4 1 1

Guide Price £350,000





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 aspect, stairs to first floor, radiator.

CLOAKROOM

With double glazed window to front aspect, low level WC, hand wash basin, radiator.

LOUNGE / DINING ROOM

With double glazed windows to front and rear aspects, television point, 2 radiators.

KITCHEN

With double glazed window to rear aspect and door to outside, fitted with matching eye and base level storage units, work surfaces and drawers, sink unit and drainer, built-in dishwasher, electric oven and hob, under stairs storage cupboard.

FIRST FLOOR LANDING

With access to loft, airing cupboard housing hot water cylinder, radiator.

BEDROOM 1

With double glazed window to front aspect, built-in wardrobe, radiator.

BEDROOM 2

With 2 double glazed windows to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BEDROOM 4

With double glazed window to rear aspect, radiator.

BATHROOM

Comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment from the taps, double glazed window to rear aspect, radiator.

OUTSIDE

To the front of the property there is an open plan lawned garden and driveway leading to a single garage with roller shutter door. Gated pedestrian access leads into the rear garden which is a combination of patio, decking and lawn.

VIEWING

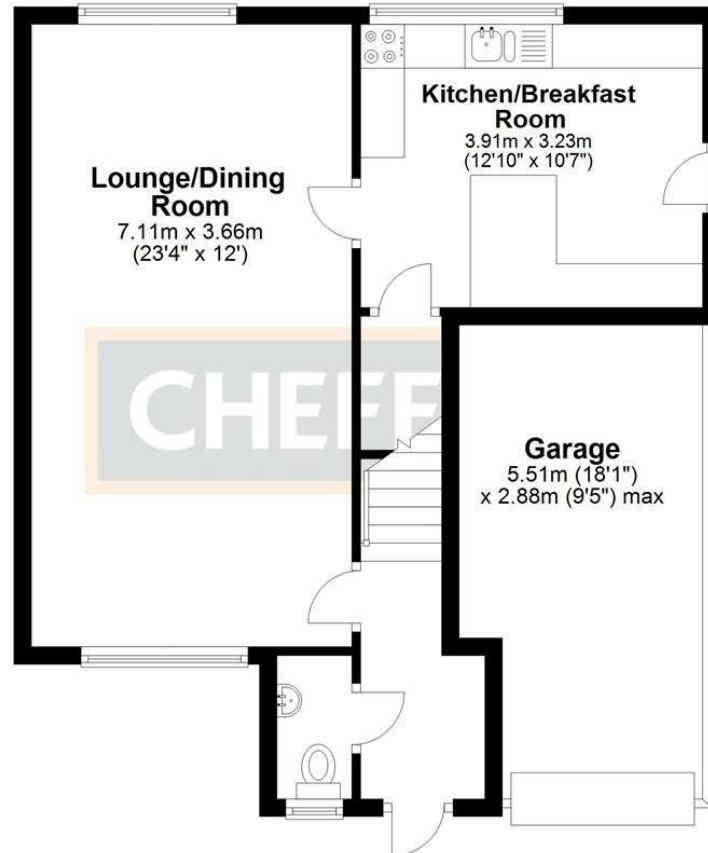
Strictly by appointment with the Agents.





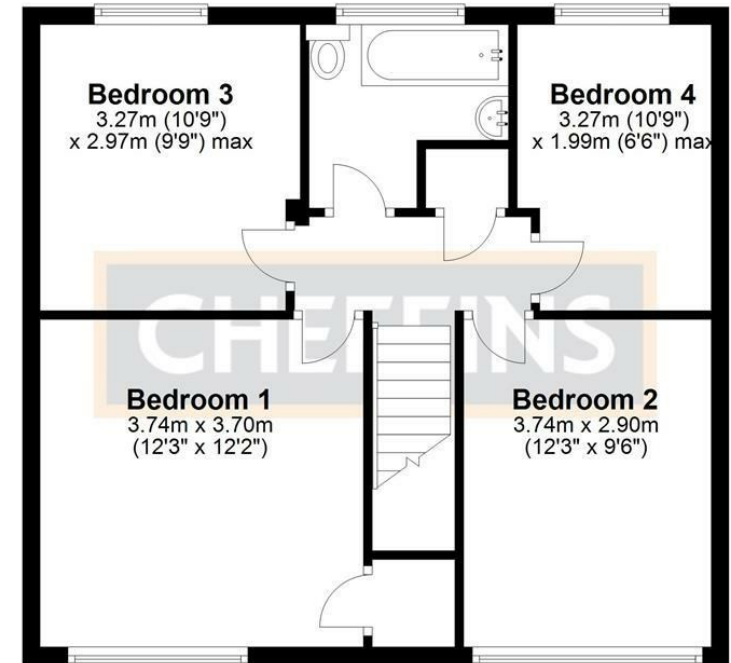
Ground Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(71-81) B		
(59-80) C		
(51-58) D	61	
(39-50) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £350,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 101.6 sq. metres (1093.9 sq. feet)

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



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.

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