



Cannon Street, Little Downham, CB6 2SR

CHEFFINS

Cannon Street

Little Downham,
CB6 2SR

- Spacious Semi Detached
- 3 Bedrooms
- Living Room, Kitchen & Utility
- Cellar
- Gardens & 2 Separate Driveways
- Popular Location
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating E

A spacious semi detached property situated within a highly regarded location and offered for sale with no upward chain. Accommodation comprises entrance porch and hallway, living room, kitchen, rear hall with steps down to cellar, utility, cloakroom, 3 bedrooms and bathroom with separate WC. Outside, to the front of the property there is an extensive driveway and to the rear there is a garden with a further double width driveway with garage/workshop. The property would benefit from some cosmetic updating, however, retains a number of attractive character features and to be fully appreciated a viewing is recommended.

3 1 1

Guide Price £340,000





LOCATION

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

ENTRANCE PORCH

With door to front aspect.

ENTRANCE HALL

With attractive leaded light and stained glass window to front aspect, woodblock floor, stairs to first floor, radiator.

LOUNGE

With gas fire with tiled surround and hearth, woodblock floor, double glazed bay window to front aspect, radiator.

KITCHEN

With wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, cooker space, double glazed window to rear aspect, radiator.

REAR HALL

With double glazed window to side aspect, steps down to:

CELLAR

With 3 separate rooms, power and light connected and housing the gas fired central heating boiler.

UTILITY

With double glazed window and door to rear garden, butler sink, work surfaces and storage cupboards, radiator.

CLOAKROOM

With high level WC, double glazed window to side aspect.

HALF LANDING

With feature stained glass window to side aspect, exposed timber floorboards, radiator.

WC

With low level WC, double glazed window to side aspect, radiator.

BATHROOM

With pedestal hand wash basin, panelled bath, shower cubicle, double glazed window to rear aspect, airing cupboard housing hot water cylinder, radiator.

LANDING

BEDROOM 1

With double glazed window to side aspect, radiator.

BEDROOM 2

With double glazed window to front aspect with an attractive view beyond neighbouring properties of countryside.

BEDROOM 3

With double glazed window to rear aspect, radiator.

OUTSIDE

To the front of the property there is a spacious driveway providing ample off street parking. Gated pedestrian access leads to the rear garden which is laid to lawn. To the rear of the garden there is a further double width driveway with sectional garage/workshop.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £340,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

