



Bishops Close, Little Downham, CB6 2TQ

CHEFFINS

Bishops Close

Little Downham,
CB6 2TQ

- NO FORWARD CHAIN
- Popular village location on outskirts of Ely
- 3 Bedrooms
- Lounge / Diner
- Off road parking and single garage
- Wrap around gardens
- FREEHOLD / COUNCIL TAX C / EPC TBC

Cheffins are pleased to offer to the market this 3 Bedroom link detached Bungalow located in the popular village of Little Downham just outside the City of Ely.

The property comprises of Entrance Porch, Entrance Hallway, Lounge / Diner, Kitchen, 3 good sized Bedrooms, Shower Room and separate Cloakroom.

Outside the property there are front and rear gardens, the front provides off road parking and leading up to a single garage whilst the rear offers wrap around mainly laid to lawn gardens with features such as a garden pond, greenhouse and a brick built shed.

For further information or to arrange a viewing contact us today!

3 1 1

£314,950





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).

LOUNGE / DINER

Window to the front, gas fireplace, two radiators, doors through to the Hallway and Kitchen.

ENTRANCE PORCH

Doors to front and rear, access to the main house.

MAIN HALLWAY

Radiator and storage cupboard, separate airing cupboard housing the boiler and hot water tank, access to part boarded loft with loft ladder and light.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl stainless steel sink with mixer tap over, space for single oven with integral extractor hood over, plumbing for washing machine and dishwasher, space for an undercounter fridge. Window to the side and door providing access to the garden.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC and wash hand basin and window to the side.

SHOWER ROOM

Fitted with two piece suite comprising of

wash hand basin and a walk in shower cubicle, window to the side and radiator.

BEDROOM 1

Window to the rear, radiator, fitted wardrobes and bedroom furniture.

BEDROOM 2

Window to the side, built in wardrobe and radiator.

BEDROOM 3

Window to the rear and a radiator.

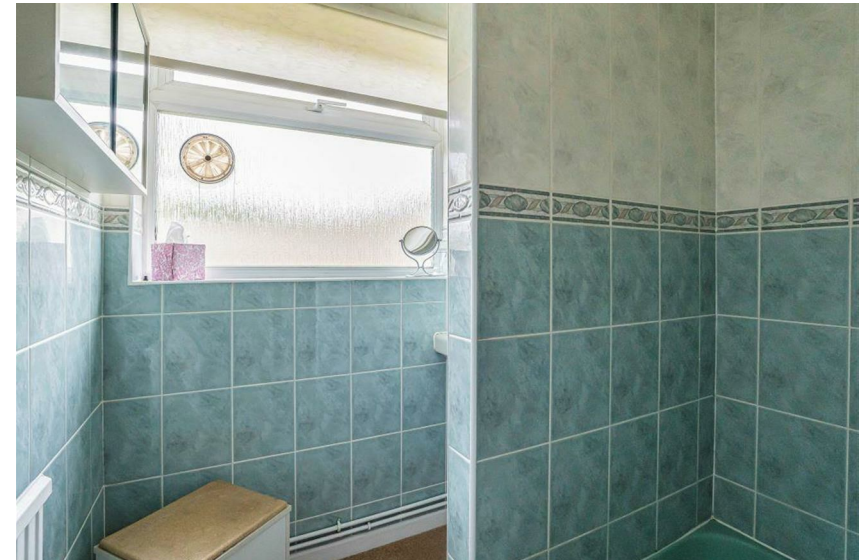
OUTSIDE

To the front there is a driveway providing parking for 2 to 3 cars leading up to a single garage. The garage has an up and over door with power and light connected, houses the electric meter and door to the side leads into the Entrance Porch. There is also a lawned area with mature shrubs and plants.

The rear garden is mainly laid to lawn and wraps around the property in a U shape, borders with mature trees, shrubs and plants to borders, brick built shed, greenhouse and garden pond. Gated access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£314,950
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – East Cambs District Council

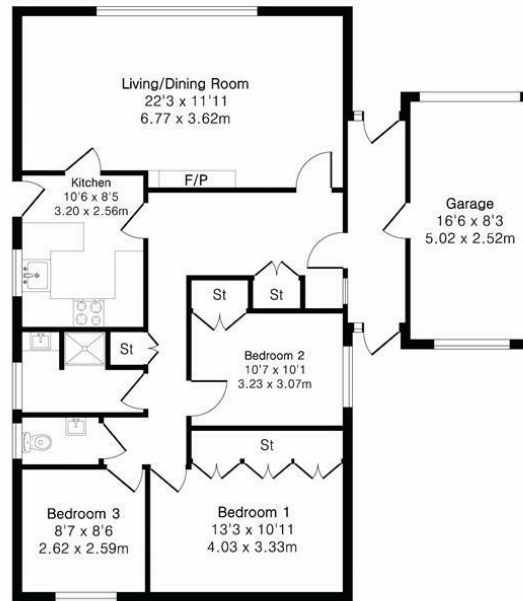




**Approximate Gross Internal Area 946 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 946 sq ft – 88 sq m

Garage Area 136 sq ft – 13 sq m



Ground Floor



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.

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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.



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