



Holt Fen, Little Thetford, CB6 3HB

**CHEFFINS**



## Holt Fen

Little Thetford,  
CB6 3HB

- 2 Bedroomed Cottage
- Kitchen/Diner
- Parking
- Landscaped garden
- Storage Outbuilding
- No upward chain
- FREEHOLD / COUNCIL TAX A / EPC TBC

Situated off a private gravelled road is this beautifully presented two bedroomed property comprising Kitchen, Dining Room, Living Room, downstairs Cloakroom, two Bedrooms and a family Bathroom, parking to the front and a workshop in the garden.



**Guide Price £265,000**





## LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling, sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.



## ENTRANCE HALL

Entrance door, with radiator and door to...

## CLOAKROOM

With extractor fan, low level WC, wash hand basin with separate taps, tiled splashback and tiled flooring which continues from the Entrance Hall way to the Cloakroom.

## KITCHEN / DINING ROOM

With spotlight features, stairs rising to the first floor, double glazed windows to the front, wall and base matching units with wooden worktops, integrated fridge/freezer, integrated oven and grill, integrated four ringed induction hob, space for a dishwasher, butler sink with stainless sink mixer tap, radiator, continued tiled flooring and cupboard housing the oil fired boiler. Opening through to the....

## LIVING ROOM

With stable doors to the rear, double glazed windows to the rear, large brick featured fireplace with wood

burner, radiator and cupboard housing the fuse board.

## FIRST FLOOR LANDING

With velux window, loft hatch, airing cupboard with the water tank, door leading to...

## BEDROOM 1

With spotlight features, two double glazed windows to the rear, two radiators.

## BEDROOM 2

With spotlight features, double glazed windows to the front, radiator.

## FAMILY BATHROOM

With extractor fan, spotlights, velux window to the side and an opaque double glazed window to the front, large corner bathtub with tiled splashback, low level WC, wash hand basin with tiled splashback, shower cubicle with tiled splashback surround, radiator and vinyl flooring.

## OUTSIDE

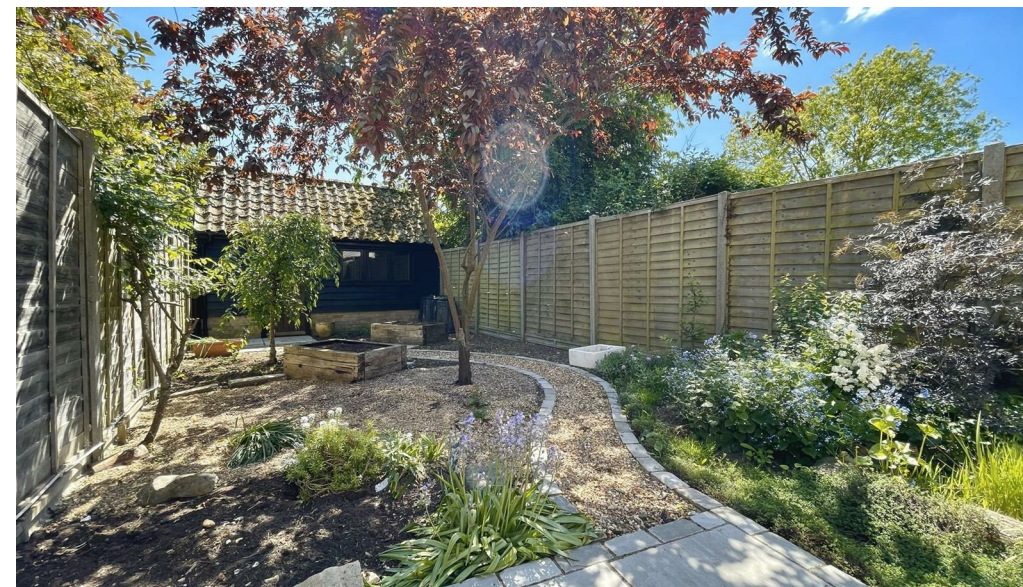
The front of the property which is accessed by a shared gravelled

driveway, with bloc paved area to the front providing parking for two vehicles, enclosed by wooden fence panels and door leading to the front. The rear garden which is enclosed by wooden fence panels on either side with laid patio area, with gravelled pathway leading in to the workshop, a variety of greenery, raised beddings and an oil tank. The workshop with double glazed window at the front could easily be converted into a home office and can be accessed at rear from the road via a pedestrian pathway. There is also an outside water tap and a pond.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

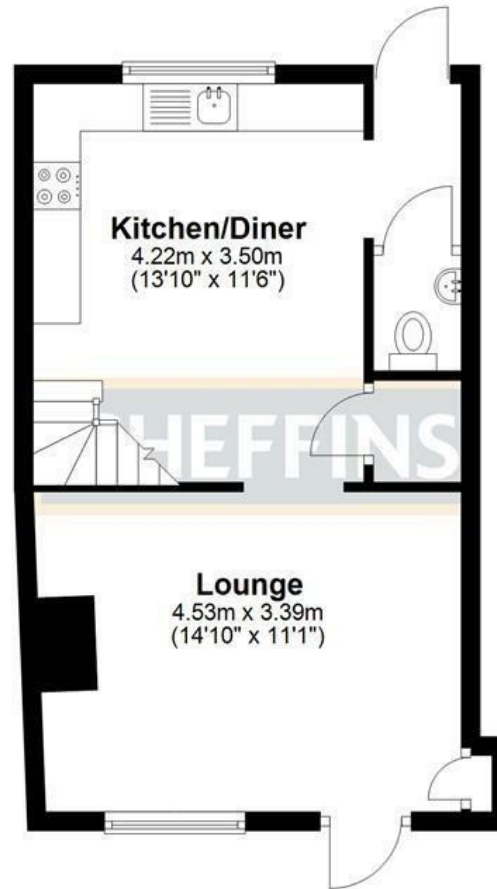






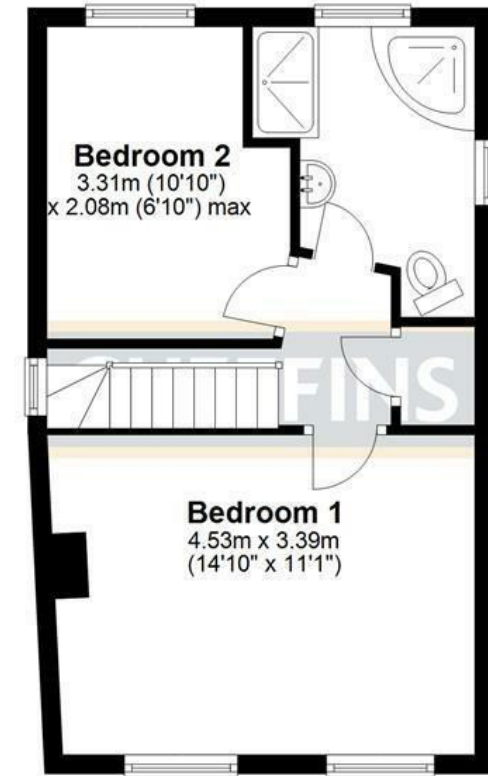
## Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Guide Price £265,000

Tenure - Freehold

Council Tax Band - A

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.

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.

