



Park Lane, Little Downham, Ely, Cambridgeshire CB6 2TF

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Residential sales, lettings & management

## Park Lane, Little Downham, Ely, Cambridgeshire, CB6 2TF

A rare and unusual semi-detached one bedroom cottage, in need of modernisation but with potential to expand (STP), and being offered for sale with the benefit of no upward chain.

- Modernisation Required
- 'L' Shaped Sitting Room/Dining Room
- Kitchen
- Inner Lobby
- Downstairs Bathroom
- Double Bedroom
- Off Road Parking
- No Upward Chain

**Guide Price: £225,000**



**LITTLE DOWNHAM** is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

**'L' SHAPED SITTING ROOM/DINING ROOM** 15'1" x 12'8" (4.60m x 3.85m) and 2.35m x 2.06m (7'9" x 6'9") with entrance door to front, two windows to front aspect, radiator, feature fireplace with attractive surround, staircase rising to first floor with useful storage recess under.

Dining area with patio doors opening to lean-to and vaulted ceiling.

**KITCHEN** 9'1" x 7'7" (2.78m x 2.31m) with window to front aspect, fitted with matching base units, drawers and work surfaces over, inset stainless steel single drainer sink unit, plumbing for washing machine and dishwasher, appliance spaces for cooker and fridge. Door to:-

**INNER LOBBY** with pantry cupboard, access to loft, further cupboard.

**DOWNSTAIRS BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, radiator, ceramic tiled flooring, window to front aspect.

**FIRST FLOOR LANDING** with window to rear aspect on turn of stairs, built-in airing cupboard.

**BEDROOM ONE** 14'11" x 10'8" (4.55m x 3.26m) with two windows to front aspect, radiator, built-in wardrobe with sliding doors, access to loft.

**EXTERIOR** To the front there is off road parking for two vehicles, lawned garden area, gated access leading to side garden which in turn leads to a courtyard area directly behind the Kitchen.

To the rear of the property behind the patio doors from the Dining room there is currently a LEAN-TO with door to rear garden.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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[www.pocock.co.uk](http://www.pocock.co.uk)

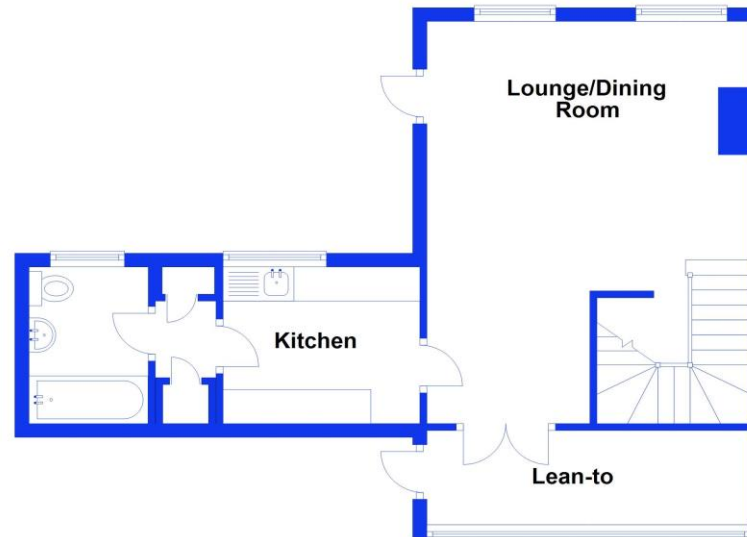
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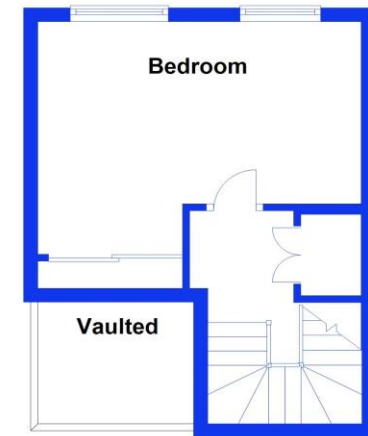
### Ground Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



### First Floor

Approx. 22.2 sq. metres (238.6 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.