



Holme Lane, Little Downham, Ely, Cambridgeshire CB6 2TR

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Holme Lane, Little Downham, Ely, Cambridgeshire, CB6 2TR

A charming two bedroom detached cottage built circa 1870s in need of updating, situated in the heart of this popular village close to Ely. No upward chain.

- Character Cottage In Need Of Improvement
- Kitchen
- Sitting Room
- Dining Room
- Bathroom
- Two Bedrooms
- Cottage Garden
- Off Road Parking
- No Upward Chain

Guide Price: £250,000



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.

ENTRANCE HALL Front door with patterned glass insets leads into the entrance hall, tiled floor and stairs rising to the first floor.

SITTING ROOM 12'4" x 9'3" (3.76 m x 2.82 m) with double glazed window to front, feature fireplace with cast iron surround and tiled hearth. Built-in storage cupboard with shelving.

DINING ROOM 12'5" x 12'0" (3.78 m x 3.66 m) with double glazed window to front, feature open fireplace with cast iron surround and tiled hearth. Radiator.

INNER HALL with door opening to the front and door to:-

KITCHEN with double glazed window to side. Fitted with a range wall and base units with work surfaces over and tiled splashbacks. Space for cooker and washing machine. Tiled floor.

BATHROOM with double glazed window to front. Suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Tiled splashbacks and tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE 12'5" x 12'1" (3.78 m x 3.68 m) with double glazed window to front, loft access and radiator.

EN-SUITE with low level WC and wash hand basin.

BEDROOM TWO 12'5" x 9'3" (3.78m x 2.82m) with double glazed window to front. Built-in cupboard housing gas fired boiler, fitted wardrobe, loft access and radiator.

EXTERIOR The garden sits to the side of the property and is designed and planted with a variety of shrubs and perennials to reflect a country cottage feel. Attached brick built store. Gravelled pathways lead to the off road parking which is accessed from the road through double gates.

TENURE The property is freehold.

COUNCIL TAX Band C.

EPC E (48/84)

VIEWING By arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

REF MJW/6678





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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. All measurements are approximate. (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.