



**Oak Farm Drive, Little Downham, Ely,
Cambridgeshire CB6 2EA**

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17 Oak Farm Drive, Little Downham, Ely, Cambridgeshire, CB6 2EA

A modern two double bedroom semi-detached house situated in a cul-de-sac in this popular village location.

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ONE RESIDENTS PARKING SPACE

£975 PM Deposit £1125
Fully Managed - Unfurnished



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, radiator, tiled floor.

CLOAKROOM Comprising, inset wash basin with storage cupboard below, low level WC, heated towel rail and tiled floor.

LIVING ROOM 14'5" x 1168'0" (4.39 m x 356.00 m) Radiator, double glazed French doors leading to garden with windows to either side. Staircase rising to first floor, understairs storage cupboard, wood effect laminate flooring.

KITCHEN/BREAKFAST ROOM 11'7" x 8'6" (3.53 m x 2.60 m) Double glazed window facing front aspect. Inset stainless steel sink with single drainer and mixer tap. Range of base and drawer units with working surfaces over. Matching range of wall mounted cupboards. Four ring gas hob with extractor and low level electric oven. Integrated fridge/freezer, dishwasher and plumbing for washing machine. Breakfast bar, tiled floor.

LANDING Radiator.

BEDROOM ONE 10'6" x 9'9" (3.19 m x 2.96 m) Double glazed window facing front aspect, radiator. Fitted double wardrobe and range of fitted shelving.

BEDROOM TWO 11'8" x 9'8" (3.56 m x 2.95 m) Window facing rear aspect, radiator, built-in linen cupboard.

BATHROOM Comprising panel bath with shower over and hand shower attachment, glazed shower screen. Inset wash basin with storage cupboard, low level WC. Fully tiled walls, heated towel rail, vinyl floor covering.

EXTERIOR Courtyard style enclosed rear garden with two patio areas, gravelled area and mature shrubs. Gated side pedestrian access. One residents parking space which is located opposite the house under the archway on the left-hand side.

Council Tax Band B

EPC (74/88)

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

Ref JVD/7014



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.