Prospect House, 3a St Thomas Place, Ely,
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& company

30 Bury Green, Little Downham, CB6 2UH

Offers In Excess Of £350,000

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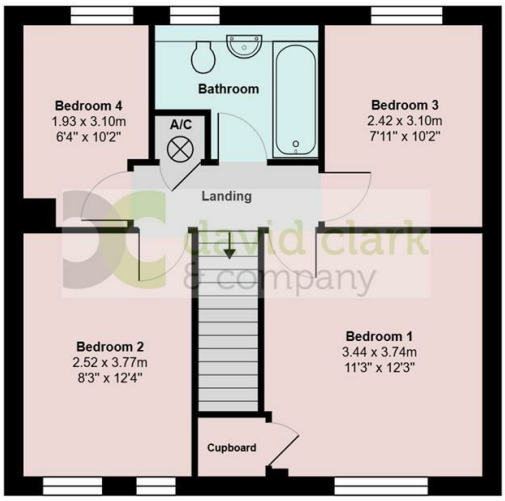


About 104.3 m² ... 1123 ft²

All dimensions / floor plans are approximate and should not be relied upon.

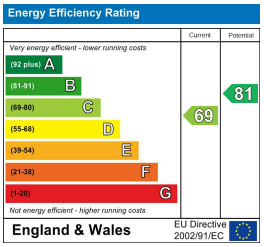
- **Greatly Improved & Exceptionally Well Presented Throughout**
- **Stylish, Contemporary Kitchen With Fitted Appliances**
- **Gas Fired Radiator Heating (New Boiler 2022)**
- **Off Road Parking & Enclosed Garden Area to Front**
- **Modern Cloakroom & 3 Excellent Reception Rooms**
- **4 Good Sized Bedrooms & Re-Fitted bathroom**
- **Upvc Sealed Unit Double Glazed Windows**
- **Fully Enclosed, Established Garden to Rear**

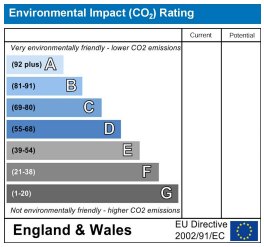
A greatly improved and exceptionally well presented detached house situated in an established and highly regarded village location. The property has been subject to a number of significant improvements during recent years, most notably a small extension to the front to incorporate a modern cloakroom, conversion of the garage to create a stunning, contemporary kitchen with excellent range of cabinets, drawers and integrated appliances comprising oven, hob, extractor fan and dishwasher, new gas fired boiler, replacement windows throughout the ground floor and the re-fitting of the family bathroom. There is off road parking and an enclosed garden area to the front of the house and a delightful, established garden to the rear. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. The Council Tax rating is currently Band C and the EPC rating is currently Band C.

Little Downham lies approximately 2 miles north of Ely and 17 miles from Cambridge. It offers a good range of facilities including a village store, hairdressers, primary school, pre-school, two public houses, petrol station, village hall and a recreation field with play area. Excellent shopping, schooling, and sporting facilities in nearby Ely, which also has a mainline railway station with regular services to Cambridge and London.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

https://w3w.co/latched.flamed.applauded





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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