



Park Lane, Little Downham, Ely,  
Cambridgeshire, CB6 2TF  
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Residential sales, lettings & management

## 5a Park Lane, Little Downham, Ely, Cambridgeshire, CB6 2TF

A two-bedroom detached bungalow with a sitting room leading on to a patio garden, well fitted kitchen/dining room and two good sized bedrooms. EPC C (70). Available Immediately.

- ENTRANCE LOBBY
- SITTING ROOM
- WELL FITTED KITCHEN/DINER
- TWO GOOD SIZED BEDROOMS
- SHOWER ROOM
- PATIO GARDEN TO THE FRONT WITH TWO PARKING SPACES
- ENCLOSED REAR GARDEN.

**Rent: £1,150 PCM**

**Deposit: £1326**



**Little Downham** 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 LOBBY** Radiator, door to:

**SITTING ROOM** 17'7" x 11'10" (5.35 m x 3.60 m) Double glazed patio doors opening to garden, radiator.

**KITCHEN/DINER** 11'10" x 10'2" (3.60 m x 3.10 m) Double glazed window to front aspect, radiator. Fitted with a range of wall and base units with work surfaces over. Inset 1 1/2 bowl stainless steel sink unit, four ring electric hob oven below and extractor canopy over. Space for fridge/freezer, built in slimline dishwasher, integrated washing machine. Cupboard housing gas boiler and space for tumble dryer. Vinyl flooring

**BEDROOM ONE** 11'2" x 9'7" (3.40 m x 2.92 m) Double glazed window to rear aspect. Radiator.

**BEDROOM TWO** 9'5" x 9'5" (2.88 m x 2.88 m) Double glazed patio door to rear, radiator.

**SHOWER ROOM** Fitted with three piece suite comprising walk in double shower, wash hand basin and low level WC. Tiled splashbacks, double glazed window to rear, heated towel rail and vinyl flooring.

**EXTERIOR** To the front is a small courtyard garden leading directly off the sitting room, gravelled off road parking for two vehicles.

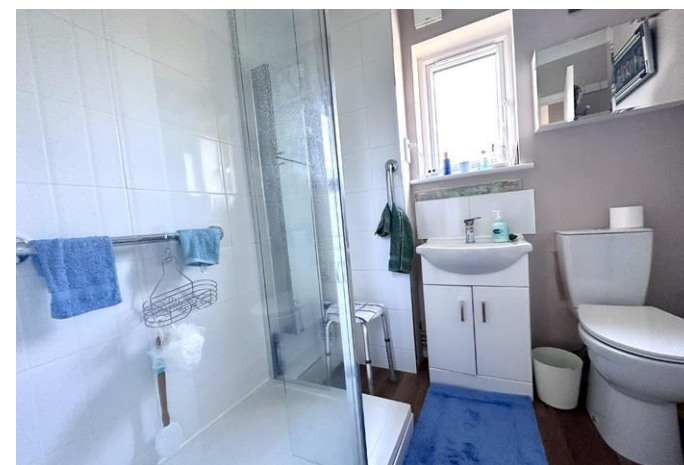
The rear garden is fully enclosed by wood panel fencing, mainly laid to lawn with side gated access and timber shed.

**EPC** C (70/87)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** JVD/6855

**Notes** The property is Fully Managed.





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