



## 7a Cannon Street

Little Downham, Ely, Cambs, CB6 2SR

**Offers Over £300,000**



New Build 3-bedroom semi-detached home, which benefits from air source heating (underfloor downstairs), double glazing and a kitchen with a range of integrated appliances. A private driveway off Cannon Street leads to parking for 2 cars with turning area and a private rear garden. Home working is also catered for with a separate study and cloakroom.





### Inner Hallway

Stairs leading to first floor.

### Cloakroom

Low level WC. Wash basin. Double glazed window to the front aspect.

### Living/Dining Room

Open plan L shaped room.

### Living Area 17'5" x 9'6" (5.31 x 2.90)

Entrance door. Door to inner hallway. Double glazed patio doors to the rear garden.

### Dining area 10'0" x 9'2" (3.07 x 2.81)

Double glazed doors to the rear garden

### Study 8'2" x 6'0" (2.50 x 1.83)

Double glazed window to the front aspect.

### Kitchen 9'10" x 9'6" (3.01 x 2.90)

Range of units at base and wall level with work surfaces over and integrated appliances including dishwasher, washer/dryer, Oven, hob, extractor, fridge and freezer. Double glazed window to the front aspect

### First Floor Landing

Cupboard.

### Bedroom 1 10'3" x 9'9" (3.14 x 2.98)

Double glazed window to the front aspect.

### Bedroom 2 9'10" x 9'6" (3.01 x 2.90)

Double glazed window to the rear aspect. Built in cupboard.

### Bedroom 3 11'3" x 9'6" (3.43 x 2.90)

Double glazed window to the front aspect.

### Bathroom 10'1" plus door recess x 7'1" (3.09 plus door recess x 2.16)

Panelled bath with mixer tap and shower over. Low level WC. Wash basin. Heated towel rail. Velux double glazed skylight window to the rear aspect.

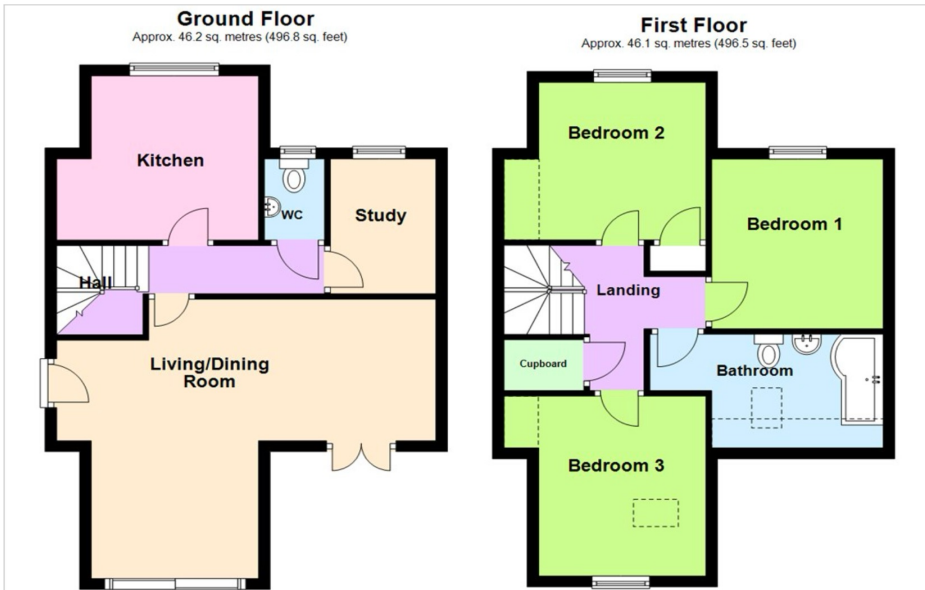
### Outside

Small area of frontage.

Rear garden is laid to lawn with timber fencing to boundary. There is a driveway to the side of 7 Cannon Street leading to a turning area and parking for 2 vehicles. Pathway to entrance door.

### Notes

Council is East Cambridgeshire District Council Measurements are taken from working drawings and are subject to changes during the build process. Prospective buyers are recommended to satisfy themselves of accuracy before committing to purchase.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100 A     |
| 81-91 | B             | 88 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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