



## 20 Chambers Way

Little Downham, Ely, Cambs CB6 2EZ

**Guide Price £300,000**





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## Description

Well-presented and spacious 3 bed semi-detached home in a quiet cul-de-sac in this popular village only a short drive from the City of Ely. The property benefits gas fired central heating, double glazing, WC, ensuite, garage and parking.

## Hallway

Tiled flooring. Central heating thermostat. Coved ceiling with light point. Double glazed window to the front aspect. Stairs to first floor landing.

## WC - 1.83m x 1.55m (6'0" x 5'1" max)

Low level WC. Wash basin with cupboard under. Radiator. Extractor fan. Coved ceiling with light point.

## Living Room - 5.56m x 3.45m (18'3" x 11'4")

Dual aspect room with double glazed window to front and double-glazed patio doors to the rear garden. Coved ceiling with two light points. Two radiators.

## Kitchen/Diner - 5.51m x 3.78m (18'1" x 12'5")

Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas. Double oven. Space and plumbing for washing machine. 4 Ring electric hob with stainless steel extractor hood over. Integrated fridge freezer. Door to an understairs storage cupboard. Double glazed window and double-glazed door to the rear aspect and double-glazed window to the front aspect. Radiator. Coved ceiling with spotlights.

## Landing

Coved ceiling with ceiling light point. Radiator. access to loft space. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water with shelving.

## Bedroom 1 - 3.63m x 3.61m (11'11" x 11'10")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. TV Point. Built-in wardrobe with hanging rail and shelf. Door to:

## Ensuite - 2.26m x 1.63m (7'5" x 5'4"max)

Low level WC. Pedestal wash basin. Corner shower cubicle. Coved ceiling with spotlights. Extractor fan. Double glazed window to the front aspect.

## Bedroom 2 - 3.45m x 2.95m (11'4" x 9'8")

Double glazed window to the front aspect. Radiator. Built-in single wardrobe. Coved ceiling with light point.

## Bedroom 3 - 2.62m x 2.36m (8'7" x 7'9")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point Built-in single wardrobe.

## Bathroom - (7'7" x 6'0")

'P' shaped panelled bath with shower screen , mixer tap and shower attachment over. Tiled splash areas. Low level WC. Wash basin with cupboards under. Double glazed window to the rear aspect. Heated towel rail. Coved ceiling with spotlights.



## Outside

There is a small area of garden to the frontage, gas & electric meter cupboards. Driveway to the side providing off road parking for two vehicles, leading to a single garage with up and over electric door, power and light.

## Notes

There is an Estate Management Charge of circa £250 per annum.  
Local Council is East Cambridgeshire District Council.  
Tax Band is C.  
The property offers no onward chain.

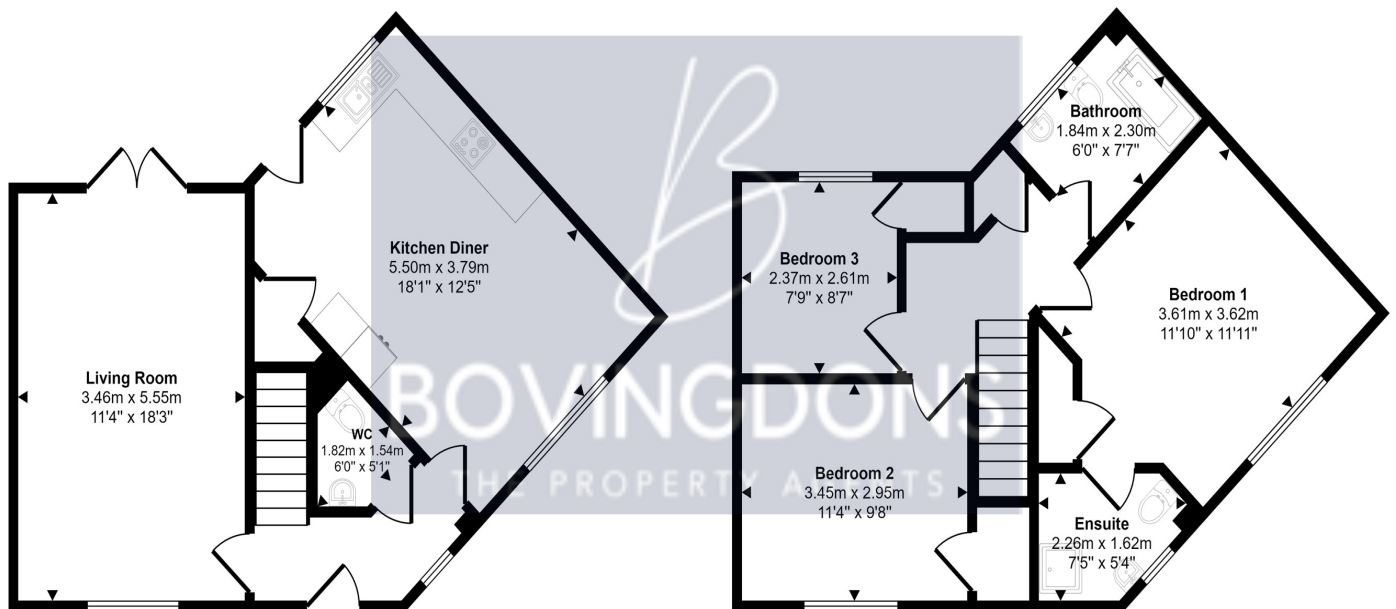






## Floor Plan

Approx Gross Internal Area  
101 sq m / 1083 sq ft



Ground Floor  
Approx 50 sq m / 538 sq ft

First Floor  
Approx 51 sq m / 545 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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