



City Road, Littleport, Ely, Cambridgeshire CB6 1NG

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An immaculately presented and extended end of terrace home comprising lounge, separate dining room, spacious "L" shaped kitchen/breakfast room, ground floor shower room, three bedrooms and bathroom, together with rear garden and driveway.

- Extended End of Terrace Home
- Lounge & Separate Dining Room
- L Shaped Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom & Ground Floor Shower Room
- Driveway Parking
- South Facing Rear Garden
- Viewing Recommended

Guide Price: £250,000



LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

LOUNGE 11'0" x 10'8" (3.36 m x 3.24 m) with door and double glazed window to front aspect. Feature brick fireplace (not in use), radiator.

DINING ROOM 11'4" x 10'7" (3.46 m x 3.23 m) with double glazed window to side aspect, under stairs storage cupboard housing the gas fired boiler serving the central heating and hot water systems. Radiator.

KITCHEN/BREAKFAST ROOM 15'8" x 15'5" (4.77 m x 4.69 m) (L shaped) with plumbing for American style fridge freezer, stainless steel sink unit and drainer, fitted with a range of modern eye and base level storage units, work surfaces and drawers, built-in electric double oven and hob, plumbing for washing machine and dishwasher, door to front aspect, double glazed window to side aspect, French doors to rear garden, breakfast bar, radiator.

GROUND FLOOR SHOWER ROOM Vanity unit with wash hand basin, low level WC, shower cubicle, double glazed window to rear aspect, radiator.

FIRST FLOOR LANDING with Velux window and fitted bookshelves.

BEDROOM ONE 11'0" x 10'8" (3.36 m x 3.24 m) with double glazed window to front aspect, access to loft, cupboard with radiator, further small cupboard housing fuse board, dressing table and illuminated mirror above, radiator.

BEDROOM TWO 12'1" x 8'0" (3.69 m x 2.45 m) with double glazed window to rear aspect, built-in double wardrobe, radiator.

BEDROOM THREE 10'6" x 7'0" (3.19 m x 2.14 m) with Velux window, built-in cupboard, radiator.

FAMILY BATHROOM with suite comprising low level WC, pedestal wash hand basin, panelled bath with shower above, built-in bench/window seat with storage beneath, double glazed window to rear aspect, Velux window, heated towel rail.

EXTERIOR To the front and side of the property is a gravelled driveway providing off street parking. Gated pedestrian access leads to a south facing rear garden which has two patios, a lawn and well stocked borders.

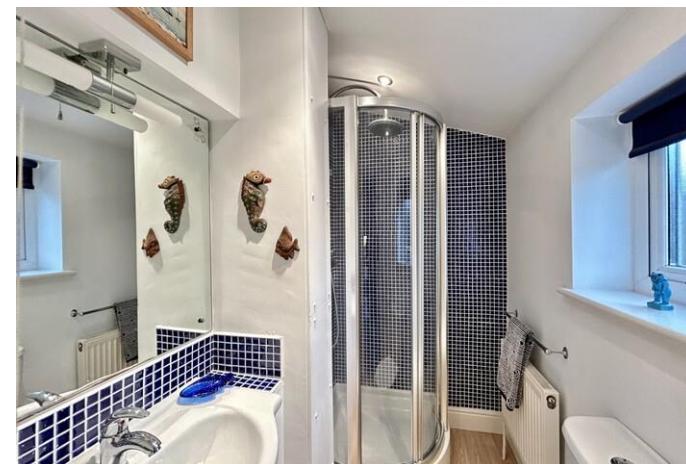
AGENTS NOTE: There is a pedestrian right of way through the rear garden to access neighbouring properties.

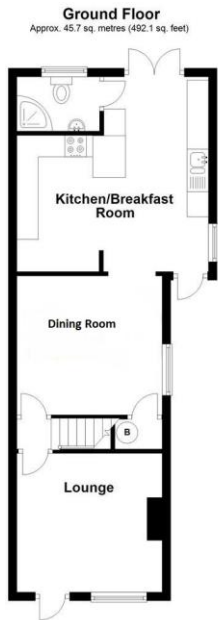
Tenure The property is Freehold

Council Tax Band B **EPC** C (69/84)

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

Ref CWH-7120





Total area: approx. 88.1 sq. metres (948.2 sq. feet)



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. (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.