



**Parsons Lane, Littleport, Ely, Cambridgeshire
CB6 1JX**

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A well-presented modern two bedroom end of terrace house being an ideal first time purchase with enclosed rear garden and allocated parking space .

- LIVING ROOM
- CLOAKROOM
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE

Guide Price: £210,000



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 new 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.

LIVING ROOM 13'3" x 11'8" (4.04 m x 3.56 m)
Door to front aspect, and window facing front aspect, radiator and stairs to first floor.

CLOAKROOM Comprising low level WC, wash basin and radiator.

KITCHEN/DINING ROOM 11'8" x 8'11" (3.56 m x 2.73 m) Single drainer stainless steel sink unit with drainer. Fitted range of base units with drawers and work surfaces over, matching range of wall mounted cupboards. Built in low level electric oven, four ring hob with extractor over. Wall mounted gas boiler, French doors to rear garden and radiator.

BEDROOM ONE 11'8" x 9'0" (3.56 m x 2.74 m)
Double glazed window to rear aspect, radiator and fitted wardrobes.

BEDROOM TWO 11'8" x 8'4" (3.56 m x 2.55 m)
Double glazed window to front aspect, radiator.

EXTERIOR Fully enclosed rear garden, paved with inset lawn and pergola. Gated pedestrian access to rear leading to allocated parking space.

BATHROOM Comprising panel bath with shower over, low level WC, pedestal wash basin and radiator.

Tenure The property is Freehold

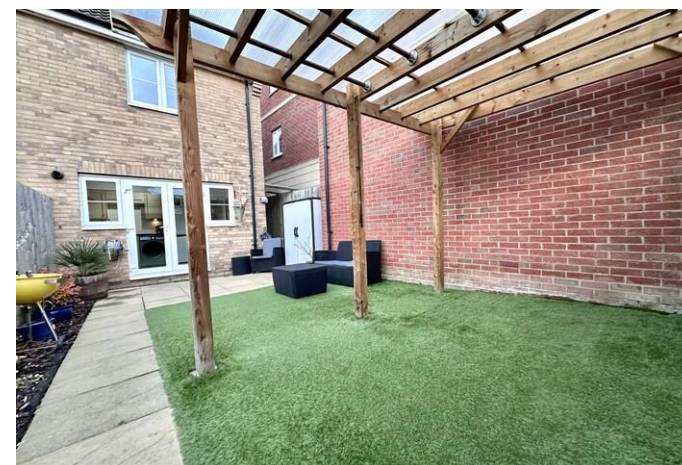
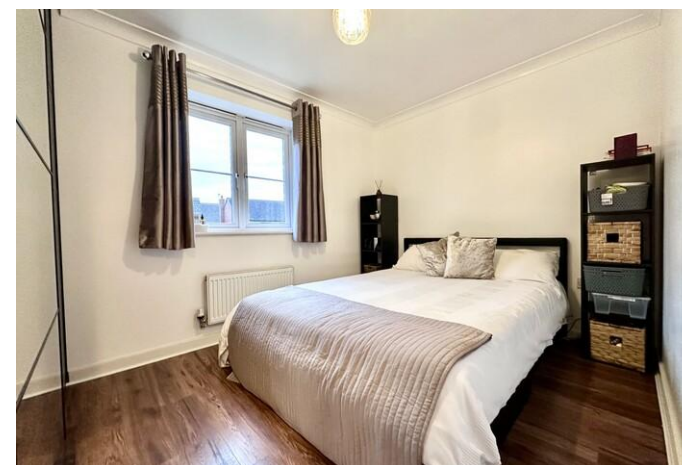
Council Tax Band B

EPC C (79/93)

Viewing By Arrangement with

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Ref MJW-7099





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.