



**Fishers Bank, Littleport, Ely, Cambridgeshire
CB6 1LN**

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A well-presented three bedroom modern home situated on a good size plot in an excellent private location in this popular development and within easy access to the train station and the A10.

- Entrance Hall & Cloakroom
- Open Plan Living Room/Kitchen
- Principal Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Parking & Garage

Guide Price: £295,000



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.

ENTRANCE HALL with entrance door to front aspect. Radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin and window to front.

OPEN PLAN LIVING ROOM / KITCHEN AREA 24'7" x 12'7" (7.49 m x 3.84 m) with double glazed windows and double French doors opening to rear garden. Radiator.

Kitchen area fitted with matching wall and base units, work surfaces, inset single drainer sink unit, built-in electric oven, gas hob and extractor hood over. Integrated appliances include washing machine, dishwasher fridge and freezer.

FIRST FLOOR LANDING with storage cupboard.

BEDROOM TWO 9'3" x 8'3" (2.82 m x 2.51 m) with double glazed window to front, storage cupboard, radiator.

BEDROOM THREE 9'4" x 6'11" (2.84 m x 2.11 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising bath, low level WC and wash hand basin. Tiled surrounds, radiator, double glazed window to side aspect.

SECOND FLOOR LANDING with sky light.

PRINCIPAL BEDROOM 12'8" x 11'0" (3.86 m x 3.35 m) with double glazed window to front aspect, loft hatch, built-in wardrobes, airing cupboard and radiator.

EN-SUITE SHOWER ROOM with skylight, low level WC, wash hand basin, shower cubicle, extractor fan and radiator.

EXTERIOR To the front is a gravelled area with shrubs, adjacent driveway which in turn leads to garage with up and over door, power and light. The enclosed rear garden is laid to lawn with mature trees, flower beds and two patio areas.

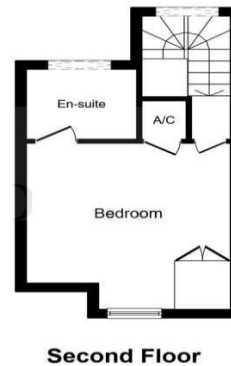
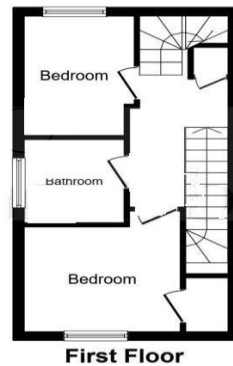
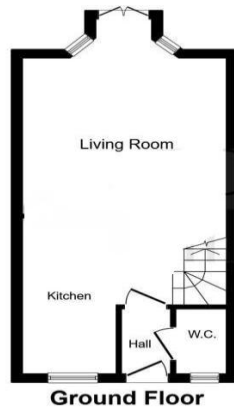
Tenure The property is Freehold

Council Tax Band C **EPC** C (70/87)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7251





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.