



The Furrow, Littleport, Ely, Cambridgeshire CB6 1GT

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An immaculately presented modern two bedroom semi-detached property forming part of this popular residential development with access to the mainline train station.

- Modern Two Bedroom Home
- Open Plan Kitchen/Dining Room
- Living Room
- Downstairs Cloakroom
- Bathroom
- Driveway Parking
- Enclosed Rear Garden

Guide Price: £245,000



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 AREA with door to front aspect, staircase rising to first floor with under stairs storage cupboard.

LIVING ROOM 13'10" x 12'5" (4.22 m x 3.78 m) with double glazed window to front aspect. Radiator.

INNER LOBBY with built-in storage cupboard.

DOWNSTAIRS CLOAKROOM with low-level WC and hand wash basin.

OPEN PLAN KITCHEN/DINING ROOM 13'10" x 9'10" (4.22 m x 2.99 m) with stainless sink and drainer, a modern range of wall and base units with drawers and work surfaces over, fitted electric oven and gas hob with extractor hood above, plumbing for utilities, double glazed window to rear aspect and double glazed French doors to garden.



FIRST FLOOR LANDING

BEDROOM ONE 13'10" x 10'1" (4.22 m x 3.07 m) with two double glazed windows to front aspect, built-in storage cupboard and radiator.

BEDROOM TWO 13'11" x 9'1" (4.23 m x 2.78 m) with two double glazed windows to rear access, radiator.

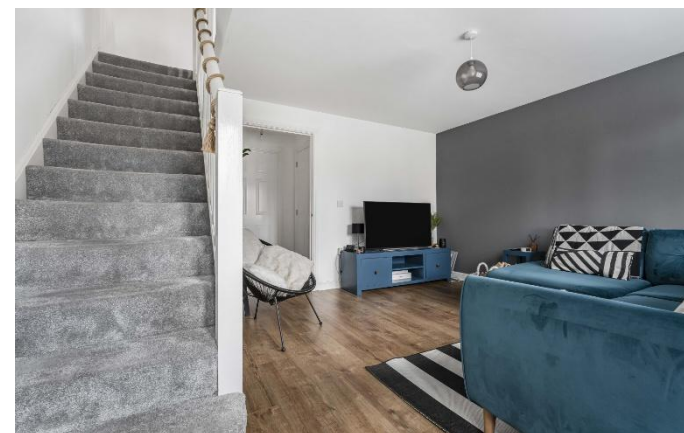
BATHROOM with panel bath and shower attachment, low-level WC, pedestal wash hand basin and double glazed window to side aspect.

EXTERIOR To the right hand side of the property is the driveway providing ample off-road vehicle parking and gated access to the generous fully enclosed garden which is predominantly laid to lawn with paved patio.

Tenure The property is Freehold
Maintenance/Service Charges of £9.84 per month
Council Tax Band B **EPC** B (83/96)

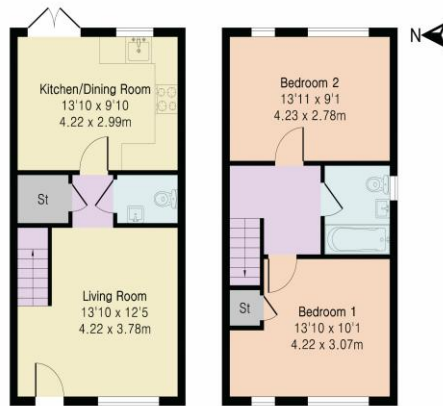
Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7257





Approximate Gross Internal Area 732 sq ft - 68 sq m
 Ground Floor Area 366 sq ft - 34 sq m
 First Floor Area 366 sq ft - 34 sq m



Ground Floor

First Floor



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.



Floor plan produced in accordance with RICS Property Measurement (2nd Edition). Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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