



Croft Park Road, Littleport, Ely, Cambridgeshire CB6 1NZ

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A beautifully presented three bedroom mid-terrace home ideal for first time buyers, situated on an established development close to the village centre and with potential to create parking (STP).

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Rear Garage En-Bloc

Guide Price: £239,995



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 door to front aspect, staircase rising to first floor, wall mounted fuse board, radiator, under stairs storage cupboard, laminate flooring,

KITCHEN/DINING ROOM 16'5" x 9'1" (5.00 m x 2.77 m) with double glazed window to rear aspect and door leading to conservatory. Fitted with base and wall mounted storage units, four ring integrated gas hob, oven and grill, stainless steel extractor hood, work surfaces, alcove for fridge/freezer, radiator, stainless steel sink unit with mixer tap, wall mounted combi boiler, laminate flooring, door to:-

CONSERVATORY 8'5" x 7'7" (2.57 m x 2.30 m) Of UPVC construction with French doors leading to the garden, laminate flooring.

LOUNGE 13'4" x 10'6" (4.06 m x 3.19 m) with double glazed window to front aspect. Radiator.

FIRST FLOOR LANDING with access to loft, storage cupboard.

BEDROOM ONE 11'5" x 10'2" (3.49 m x 3.09 m) with double glazed window to rear aspect. Radiator.

BEDROOM TWO 11'0" x 10'2" (3.35 m x 3.09 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 8'5" x 7'11" (2.57 m x 2.42 m) with double glazed window to front aspect, over stairs storage cupboard and radiator.

FAMILY BATHROOM with opaque double glazed window to rear aspect, spotlights, low level WC, wash hand basin with mixer tap and storage units underneath, extractor fan, panelled bath with overhead shower, tiled splashbacks surrounding, heated towel rail, vinyl flooring.

EXTERIOR The rear garden is enclosed by wood panel fencing with lawn and patio. Rear gated access provides access to the GARAGE which is en-bloc with up and over door.

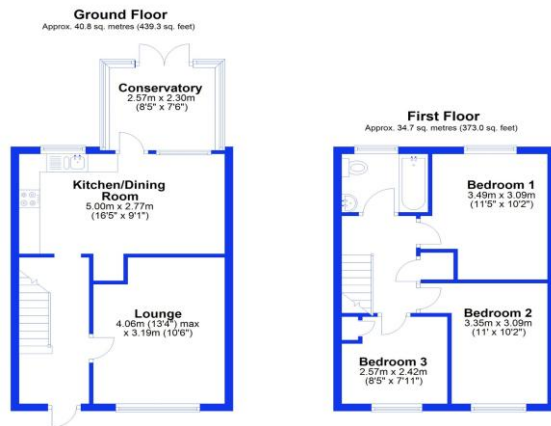
Tenure The property is Freehold

Council Tax Band B **EPC** D (58/79)

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Ref MJW-7276





Total area: approx. 75.5 sq. metres (812.3 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. 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.