



Mowfen Road, Littleport, Ely, Cambridgeshire CB6 1PY

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A detached two, potentially three, bedroom bungalow in a lovely semi-rural position overlooking open countryside.

- Entrance Hall
- Open Plan Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Refitted Bathroom
- Former Shower Room (In need of restoration)
- Driveway Parking & Garage
- Front & Rear Gardens with Brick Store
- No Upward Chain

Guide Price: £310,000



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 Entrance door with double glazed inset and matching window to side. Radiator, built-in cupboard housing a wall mounted gas boiler serving the central heating and hot water systems.

OPEN PLAN SITTING ROOM / DINING ROOM

SITTING AREA 17'7" x 16'5" (5.35 m x 5.00 m) maximum. Double glazed sliding patio doors to front patio, radiator, opening into: -

DINING AREA 15'6" x 9'7" (4.73 m x 2.92 m) with double doors to rear garden. Two radiators. Door to: -

FORMER SHOWER ROOM 11'10" x 9'6" (3.60 m x 2.90 m) in need of restoration with potential for Shower Room, Bedroom or perhaps a Study. Radiator.

KITCHEN/BREAKFAST ROOM 14'9" x 10'7" (4.50 m x 3.23 m) Fitted with a matching range of wall and base units with single drainer sink unit, roll edge work surfaces and tiled splashbacks. Cooker recess, extractor hood.

BEDROOM ONE 13'1" x 11'8" (4.00 m x 3.55 m) plus door recess with built-in wardrobes to one wall. Radiator and window to rear overlooking garden.

BEDROOM TWO 10'8" x 9'3" (3.26 m x 2.81 m) with window to front. Built-in double wardrobe, radiator.

REFITTED BATHROOM with window to side. Fully tiled suite in white comprising panel enclosed bath with mixer taps, pedestal wash hand basin and WC. Radiator.

EXTERIOR Mowfen Road in turn leads Mowfen Drove. It lies in a relatively secluded spot just off New Road and consists of just seven or so properties overlooking open countryside.

No. 7 is set back from the road behind a mainly paved frontage retained by a hedge, adjacent to which is a driveway which in turn leads to the garage.

The rear garden consists of a paved patio from the house beyond which it is predominantly laid to lawn with several mature shrubs/trees. There is also a further garage which is ideal for storage but no longer has vehicular access.

AGENTS NOTE The owners of No. 5 would like to discuss the boundary arrangements (fencing) between the two properties.

Tenure

The property is Freehold

Council Tax

Band D **EPC** D (63/81)

Viewing

By Arrangement with Pocock & Shaw

Tel: 01353 668091

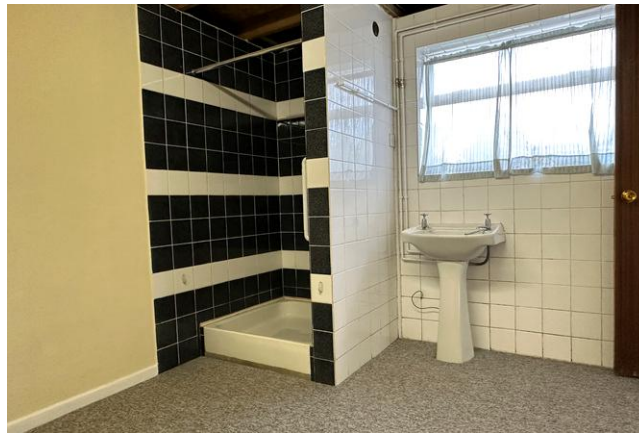
Email: ely@pocock.co.uk

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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.