



City Road, Littleport, Ely, Cambridgeshire CB6 1NG

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A spacious three double bedroom detached property situated just a short walk from all the village amenities and the railway station.

- Entrance Hall
- Dual Aspect Lounge
- Kitchen/Dining Room
- Three Double Bedrooms
- Family Bathroom
- Enclosed South Facing Rear Garden
- Off Road Parking & Garage

Guide Price: £320,000



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 staircase rising to first floor, understair storage cupboard, radiator.

DUAL ASPECT LOUNGE 20'0" x 12'2" (6.09 m x 3.70 m) With double glazed windows to front and side aspects. Feature log burning stove with hearth and radiator.

KITCHEN/DINING ROOM 20'0" x 9'9" (6.09 m x 2.98 m) With double glazed window to side aspect, LED spotlights to ceiling and radiator. Fitted with a modern range of wall and base units with drawers and work surfaces over. Integrated oven and 4 ring induction hob with extractor over, integrated dishwasher, space for American style fridge freezer. Dining area with double glazed patio doors opening to rear garden.

UTILITY ROOM/WC Accessed via an internal door and via the garage, with plumbing for sink and WC.

FIRST FLOOR LANDING

BEDROOM ONE 11'9" x 9'10" (3.57 m x 3.00 m) With double glazed window to side aspect. Radiator.

BEDROOM TWO 11'10" x 9'10" (3.60 m x 2.99 m) With double glazed window to side aspect. Radiator.

BEDROOM THREE 11'10" x 9'8" (3.60 m x 2.95 m) With double glazed window to side aspect. Built-in storage cupboard. Radiator.

BATHROOM Fitted with a four piece suite comprising pedestal wash hand basin, low level WC, panel bath and shower cubicle. Tiled splashbacks, double glazed opaque window to rear aspect and radiator.

EXTERIOR Adjacent driveway parking which in turn leads to the garage. The enclosed rear garden is mainly laid to lawn with established plant and shrub borders and trees. Gated access to the front.

GARAGE/UTILITY 19'7" x 7'3" (5.98 m x 2.20 m) With light, power and plumbing for washing machine.

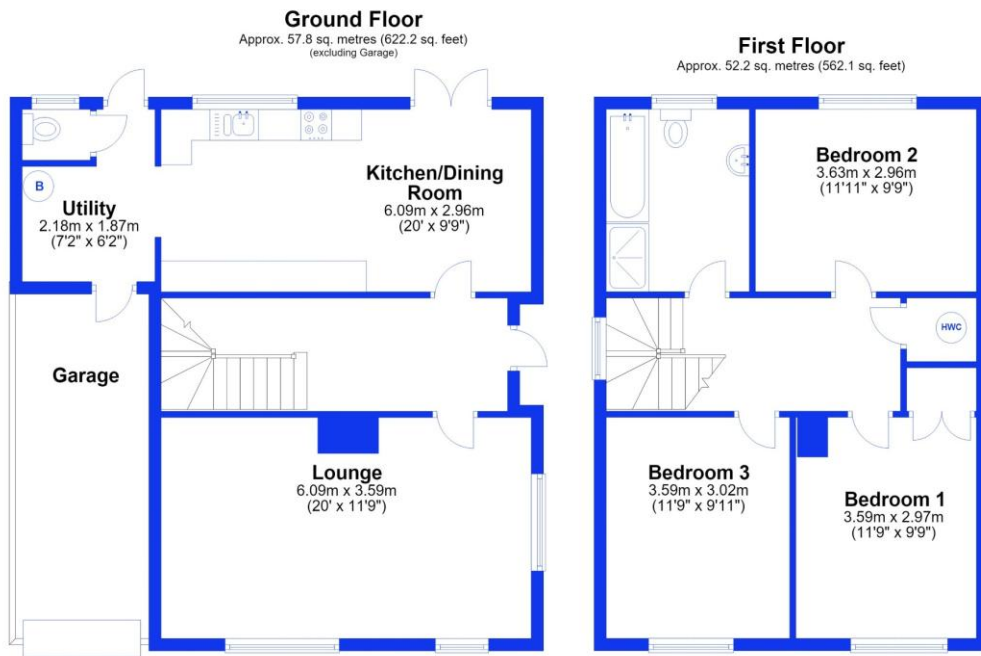
Tenure The property is Freehold

Council Tax Band D **EPC** D (61/80)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7499





Total area: approx. 110.0 sq. metres (1184.3 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. (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.

