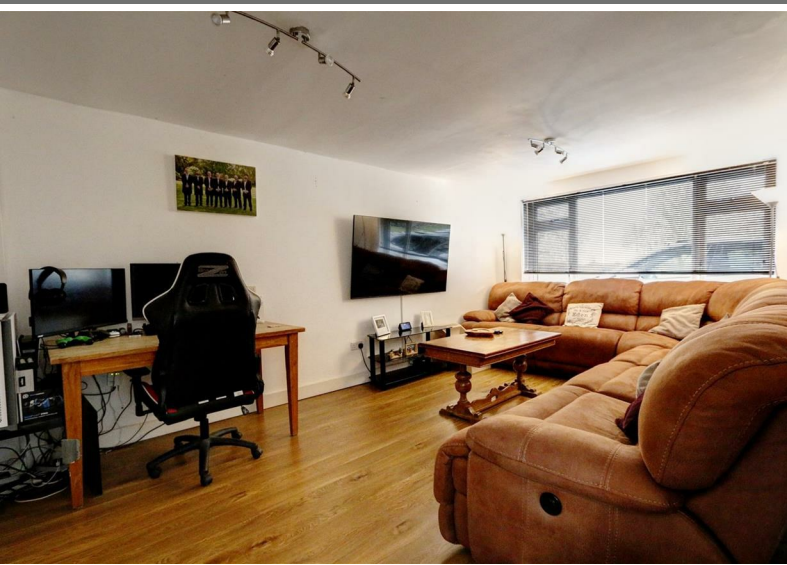
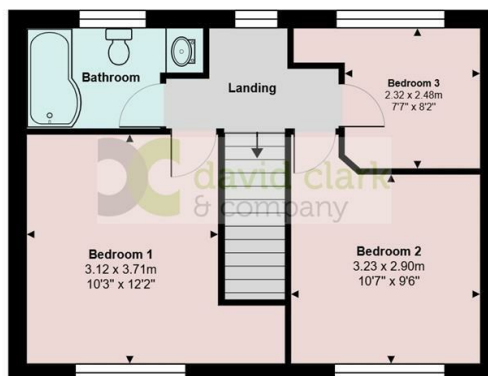


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



49 Woodfen Road, Littleport, CB6 1JP
Asking Price £285,000





About 100.8 m² ... 1085 ft²

All dimensions / floor plans are approximate and should not be relied upon.

- Overlooking Green Area to Front
- Extended & Versatile Accommodation
- Spacious Sitting Room
- Gas Fired Radiator Central Heating
- Off Road Parking to Front
- Walking Distance of Schools
- 3/4 bedrooms & 2 Bath/Shower Rooms
- Wonderful Kitchen/Dining Room
- Upvc Double Glazed Windows
- Large Enclosed Garden to Rear

This spacious 3/4 bedroom semi-detached house occupies a delightful position overlooking an open green area. Situated on the western side of Littleport, the property is particularly well placed within walking distance of the Community Pre-School, Academy School and the leisure Centre. Extended at ground floor level the property offers excellent, versatile accommodation including a wonderful kitchen/dining room, spacious sitting room, 3 bedrooms, stylish bathroom and a further ground floor reception room/bedroom with an adjoining shower room, ideal for dependent relatives, independent teenagers or guests.

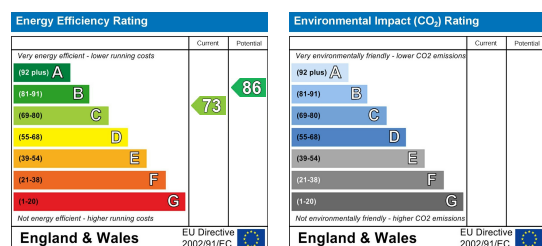
The property is set well back from Woodfen Road and is accessed via a private driveway off Gilbert Road. There is off road parking to the front of the house and a good sized, fully enclosed garden to the rear. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. The Council Tax rating is currently Band B and the EPC rating is currently Band C.

Littleport is a well served village situated about 6 miles north of Ely. There is a good range of facilities including dentist, doctor's surgery, supermarket, sports centre and schools catering for all ages. There is also a mainline railway station with regular services to Ely, Cambridge and London. More extensive facilities are available in nearby Ely.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/slug.bulky.lushly>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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