



9 Kirby Cross Avenue, Littleport
Ely

RICHARD
BOOTH
ESTATE AGENTS



£279,950

9 Kirby Cross Avenue

Littleport, Ely

An established semi detached house situated in a popular cul-de-sac overlooking a green and close to schools. The property sits within a corner plot and comprises entrance hall, lounge, kitchen/dining room, modern bathroom and three bedrooms, whilst outside there is a driveway, garage and good sized rear garden offering excellent privacy. Benefits include gas central heating and viewing is recommended.

- Semi Detached House Overlooking A Green
- Corner Plot With Excellent Garden Offering Good Privacy
- 3 Bedrooms
- Modern Bathroom And Kitchen/Dining Room
- Driveway And Garage
- Ideal For Families With The Green Opposite And Schools Nearby
- Freehold/Council Tax B/EPC TBC



Entrance Hall

With door to front.

Lounge

With double glazed window to rear, cupboard housing the gas boiler, stairs to first floor, television point, opening to:

Kitchen/Dining Room

With double glazed windows to front and rear and door to rear garden, fitted with a range of modern wall and base level storage units and drawers together with matching worktops, space for range oven and extractor canopy, plumbing for washing machine and dishwasher, radiator.

Landing

With double glazed window to front, access to loft, radiator.

Bathroom

With modern suite comprising bath with shower above, vanity unit with wash basin, low level WC, double glazed window to front, radiator.

Bedroom 1

With two double glazed windows to rear, radiator.

Bedroom 2

With double glazed window to rear, radiator.

Bedroom 3

With double glazed window to front, built in cupboard, radiator.

Outside

A spacious driveway leads to a single garage with electricity connected.

To the front there is an open plan lawned garden. Wide gated access leads to an excellent rear garden which offers a good level of privacy. The garden consists of an extended patio leading onto a lawn with useful storage sheds.

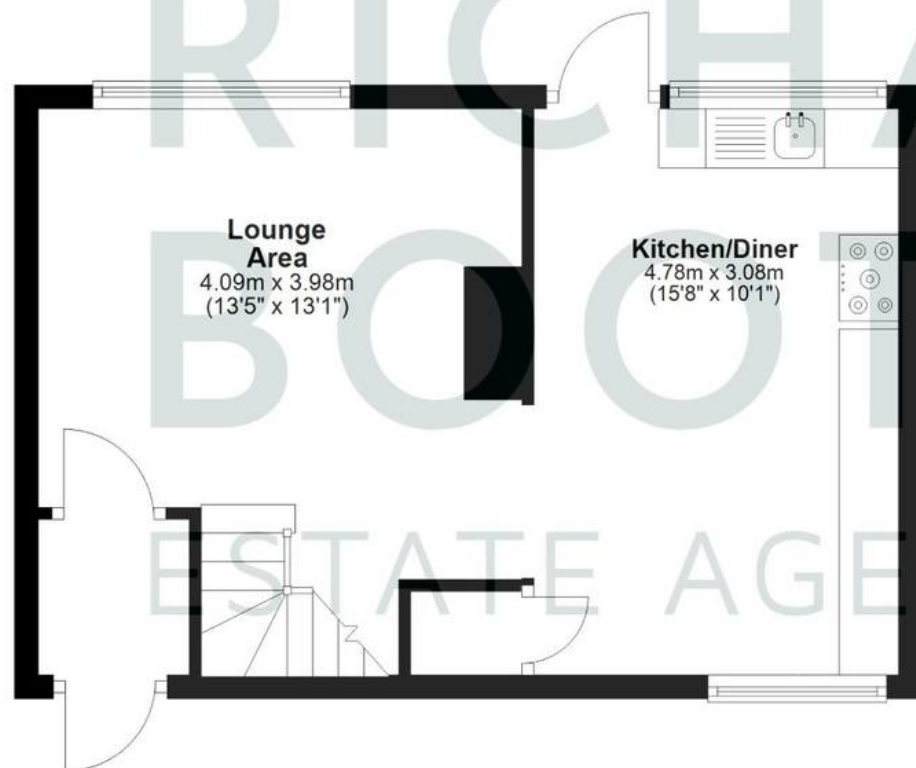






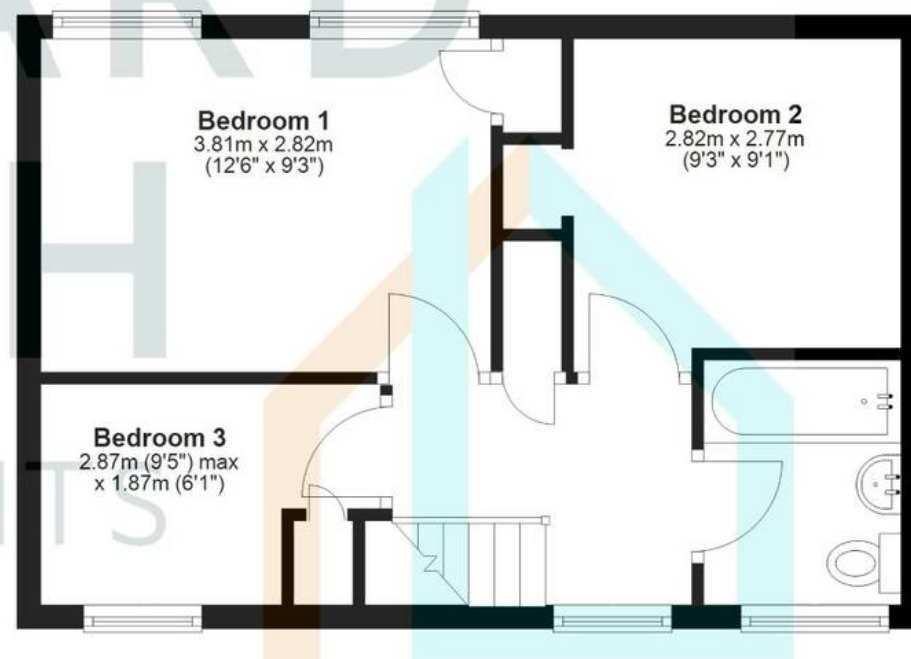
Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 sq. feet)



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