



Lynn Road, Littleport, Ely, Cambridgeshire CB6 1QG

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A detached double fronted riverside period property in need of renovation with potential for redevelopment set on a corner plot less than half a mile from the mainline railway station.

- Detached House with Potential to Extend (STP)
- Two Reception Rooms
- Kitchen
- Bathroom
- Four Bedrooms
- Rear Garden
- Extensive Parking
- Good Sized Corner Plot
- No Upward Chain

Guide Price: £299,950



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 glazed insets and fanlight over, staircase rising to first floor.

FRONT RECEPTION ROOM 12'10" x 12'4" (3.90 m x 3.77 m) with sash window to front. Radiator.

RECEPTION ROOM TWO 12'8" x 12'6" (3.87 m x 3.81 m) with sash window to front. Radiator.

KITCHEN 13'5" x 9'5" (4.10 m x 2.86 m) maximum measurements. Double glazed door and window to garden. Range of matching wall and base units with roll edge work surfaces and tiled splashbacks. Inset stainless steel sink unit with mixer tap, ceramic tiled flooring, range style cooker (not tested) with extractor hood over.

BATHROOM Comprising 'P' shaped shower bath, WC and pedestal wash hand basin.

FIRST FLOOR LANDING with window to rear on return of landing. Shelved cupboard.

BEDROOM ONE 12'8" x 11'2" (3.87 m x 3.40 m) with sash window to front and views towards the river. Radiator.

BEDROOM TWO 12'8" x 11'1" (3.85 m x 3.39 m) to chimney breast minimum. Sash window to front with views towards the river. Radiator.

BEDROOM THREE 9'8" x 9'6" (2.95 m x 2.90 m) with built-in cupboard, window to rear, radiator.

BEDROOM FOUR 8'11" x 7'0" (2.73 m x 2.14 m) with sash window to front with views towards the river. Radiator.

EXTERIOR The property lies within a small cul-de-sac just off Lynn Road. Facing the river, it is set on a good sized corner plot which offers a great deal of potential for either extending or perhaps even a separate dwelling, which would of course be subject to the usual planning consents. Presently there is a block paved frontage whilst adjacent to the property is a gravelled driveway providing extensive hardstanding with two detached outbuildings providing two garages and storage. The rear of the property has a herringbone block paved path, beyond which it is predominantly laid to lawn with a pergola covered timber decked terrace.

AGENTS NOTE Any reference to redevelopment is subject to any consents required and potential purchasers should satisfy themselves by making their own enquiries.

Tenure The property is Freehold

Council Tax Band B **EPC** E (51/83)

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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.