



Wellington Street, Littleport, Ely, Cambridgeshire CB6 1PN

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Residential sales, lettings & management

Wellington Street, Littleport, Ely, Cambridgeshire CB6 1PN

A two bedroom ground floor maisonette with parking within walking distance of the town centre and railway station. No upward chain.

- Two Bedroom Ground Floor Maisonette
- Redecorated and Re-Carpeted
- Town Centre Location
- Close to Railway Station
- No Service Charge or Ground Rent
- No Upward Chain

Guide Price: £110,000



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.

Double Glazed Entrance Door into:-

UTILITY ROOM with plumbing for washing machine, access to loft space, tiled flooring and recessed lighting. Door to bathroom and opening to:-

KITCHEN 8'10" x 6'3" (2.70 m x 1.90 m) with window to side. Fitted with a range of wall and base units with work surfaces over, spaces for cooker, dishwasher and fridge freezer. Tiled flooring and recessed lighting. Electric storage heater. Opening into:-

LOUNGE 15'9" x 11'6" (4.80 m x 3.50 m) with window to rear, airing cupboard, electric storage heater.

BEDROOM ONE 10'10" x 9'10" (3.30 m x 3.00 m) with window to front, electric storage heater.

BEDROOM TWO 9'10" x 5'5" (3.00 m x 1.65 m) with window to front, storage cupboard, electric storage heater.

BATHROOM with window to side. Fitted with a three piece suite comprising panel enclosed bath, wash hand basin and low level WC. Tiled flooring and recessed lighting, fan heater.

EXTERIOR There is an area of gravel providing parking.

Tenure The property is Leasehold

Council Tax Band A

EPC D (57/79)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6932



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.