



**Alexandra Road, Littleport, Ely,  
Cambridgeshire CB6 1NX**

[www.pocock.co.uk](http://www.pocock.co.uk)





## 4 Alexandra Road, Littleport, Ely, Cambridgeshire, CB6 1NX

A well presented three bedroom detached chalet style bungalow offering flexible living accommodation. EPC C (72). Council Tax Band D. Available Immediately.

- Entrance Hall
- Split Level Living/Dining Room
- Fitted Kitchen
- Two Ground Floor Bedrooms
- Ground Floor Bathroom
- First Floor Landing/Snug
- Main Bedroom To First Floor with Dressing Room
- First Floor Shower Room
- Enclosed Rear Garden
- Garage

**Rent: £1,395 PCM**

**Deposit: £1609**





**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 new 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** Front door, staircase rising to first floor, wood flooring, radiator. Built-in storage cupboard with shelving and hanging space.

#### **SPLIT LEVEL OPEN PLAN SITTING / DINING ROOM:**

**SITTING ROOM** 16'3" x 11'4" (4.95 m x 3.45 m) Double glazed sliding patio doors to rear garden. Wood flooring, brick feature wall. Steps up to:

**DINING ROOM** 16'3" x 11'10" (4.95 m x 3.60 m) Double glazed sliding patio doors to rear garden. Wood flooring, radiator, brick feature wall. Archway opening to:

**KITCHEN** 11'4" x 9'8" (3.45 m x 2.95 m) Double glazed window to rear aspect. Double glazed door to side aspect. Fitted with a range of base and drawer units with worksurfaces over and matching wall mounted cupboards. One and a half bowl ceramic sink unit with mixer tap. Built in fridge, dishwasher, Hotpoint oven. Four ring gas hob with extractor over. Ceramic tiled floor.

**BEDROOM TWO** 15'9" x 12'0" (4.80 m x 3.65 m) Double glazed window to front aspect. Radiator, range of fitted wardrobes with overhead storage and hanging space. Radiator and wood flooring.

**BEDROOM THREE** 12'11" x 9'9" (3.93 m x 2.96 m) Window to side & opaque windows into sitting room. Radiator and fitted wardrobes.

**GROUND FLOOR BATHROOM** Comprising four piece suite with corner bath with jets, walk in double shower cubicle, vanity unit with inset washbasin. Low level WC, heated towel rail and ceramic tiled floor.

**FIRST FLOOR LANDING/SNUG** With under eaves storage and space for desk and chairs.

**DRESSING ROOM** 12'4" x 9'10" (3.75 m x 3.00 m) With Velux window, under eaves storage on either side of room. Door opening to:

**MAIN BEDROOM** 12'4" x 9'5" (3.75 m x 2.87 m) Velux window to rear. Radiator, walk-in wardrobe and storage cupboard.

**FIRST FLOOR SHOWER ROOM** Comprising three-piece suite with double shower cubicle, vanity unit with inset washbasin, low level WC. Heated towel rail and Velux window.

**INTEGRAL GARAGE** With up and over door.

**EXTERIOR** Block paved drive. Side pedestrian access leading to enclosed rear garden which is mainly laid to lawn with raised beds and patio areas.

**NOTES** EPC Rating C (72)  
Council Tax Band D  
A pet maybe considered here.  
This is a Fully Managed Property

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** JVD/7026





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.