



**Barley Way, Littleport, Ely CB6 1FS**

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## 5 Barley Way, Littleport, Ely, Cambridgeshire, CB6 1FS

A modern and well presented two double bedroom mid-terrace house, with 2 allocated parking spaces and situated in the highly sought after Highfields development. Minimum 12 month let. Available End May. EPC C(83).

- Entrance Hall
- Sitting Room
- Cloakroom WC
- Kitchen / Dining Room
- Two Bedrooms
- Bathroom
- Front & Rear Gardens
- Two Allocated Parking Spaces
- Monthly Gardener and Monthly External Window Cleaner Included

**Rent: £1,050 PCM**

**Deposit: £1211**



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, stairs to first floor, radiator.

**SITTING ROOM** 12'6" x 10'6" (3.80 m x 3.20 m) Double glazed window to front aspect, radiator, door to:

**INNER LOBBY** Built in under stair storage cupboard.

**KITCHEN/DINING ROOM** 13'9" x 11'6" (4.20 m x 3.50 m) Double glazed patio door opening to rear and double glazed window over looking rear garden. Fitted with a range of wall and base units with worksurfaces over, inset four ring gas hob, with extractor over, built in oven, space for fridge/freezer, plumbing for washing machine and dishwasher, radiator.

**CLOAKROOM** Comprising low level WC, wash basin and tiled splashbacks.

#### FIRST FLOOR LANDING

**BEDROOM ONE** 13'9" x 10'6" (4.20 m x 3.20 m) Double glazed window to rear aspect, built in wardrobes, radiator.

**BEDROOM TWO** 13'9" x 9'6" (4.20 m x 2.90 m) Two double glazed windows facing front aspect, Built in over stair storage cupboard, radiator.

**BATHROOM** Comprising bath with shower over, wash basin, low level WC, radiator.

**EXTERIOR** Lawned front garden. The rear garden is fully enclosed and laid to lawn with pathway leading to gated access at the rear which leads to two allocated parking spaces.

**COUNCIL TAX** Band B

**EPC RATING** EPC C(83/96)

**NOTES** Unfortunately pets cannot be considered here. This is a non managed property.

**VIEWING** By appointment with Pocock & Shaw

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**REF** JVD /6179



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.