



City Road, Littleport, Ely, Cambridgeshire CB6 1NG

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A well-presented two double bedroom mid-terrace house situated close to the village centre and railway station.

- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing

Guide Price: £199,950



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.

OPEN PLAN LIVING/DINING ROOM 24'8" x 11'4" (7.52 m x 3.45 m) Dual aspect room with UPVc entrance door with glazed insets to front, double glazed window to front and double glazed window to rear porch. Staircase rising to first floor, feature brick fireplace, laminate flooring, door leading to:-

KITCHEN 15'6" x 6'5" (4.72 m x 1.96 m) with double glazed window to side and rear. Fitted with a modern range of wall and base units with worktop space over, tiled splashbacks and inset stainless steel sink unit with mixer tap. Space for electric cooker, plumbing for washing machine, space for fridge freezer, radiator and ceramic tiled flooring.

REAR PORCH with polycarbonate roof, door opening to rear, ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft. Radiator.

BEDROOM ONE 13'6" x 8'0" (4.12 m x 2.45 m) with double glazed window to front. Small walk-in wardrobe with overhead storage and hanging space, radiator.

BEDROOM TWO 10'7" x 8'0" (3.22 m x 2.44 m) with double glazed window to rear, radiator, useful recess ideal for built-in wardrobe.

BATHROOM with opaque double glazed window to rear. Recently fitted with a modern three piece suite comprising low level WC, vanity unit with inset wash hand basin with cascade water feature mixer tap, panel enclosed bath with mixer tap and separate shower over, heated towel rail, laminate flooring and built-in airing cupboard housing Worcester gas boiler serving the central heating and hot water systems.

EXTERIOR

To the front of the property the garden is hard landscape with a drop kerb to the front and potential to create off road parking for a small vehicle.

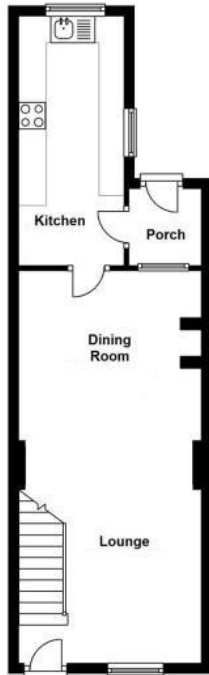
The rear garden is also hard landscaped and stepped up to raised patio area, timber shed, pedestrian access to the rear over the neighbouring property.



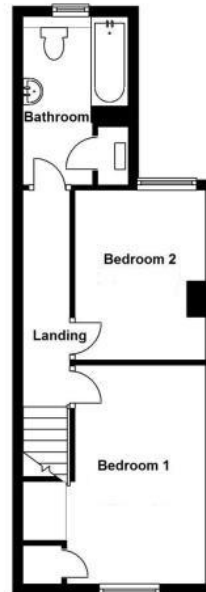


Tenure	The property is Freehold
Council Tax	Band B
EPC	D (64/82)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW-7229

Ground Floor
Approx. 37.1 sq. metres (399.6 sq. feet)



First Floor
Approx. 31.7 sq. metres (340.7 sq. feet)



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.