



Ely Road, Littleport, Ely, Cambridgeshire CB6 1HJ

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A superbly presented two double bedroom detached bungalow situated within a plot of approximately 1/4 of an acre (sts) located in this well served village.

- Entrance Hall
- Two Double Bedrooms
- Living Room / Dining Room
- Refitted Kitchen and Bathroom
- Conservatory
- Garage/Workshop
- Ample Driveway Parking
- Established Gardens including Summerhouse

Guide Price: £365,000



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.

ENTRANCE HALL with door to front aspect. Access to loft which has a good headroom, a pull-down ladder and windows. Radiator.

BEDROOM ONE 11'11" x 10'1" (3.62 m x 3.08 m) with double glazed window to front aspect, range of fitted wardrobes, radiator.

BEDROOM TWO 11'11" x 10'4" (3.63 m x 3.15 m) with double glazed window to front aspect, range of fitted wardrobes, radiator.

BATHROOM Refitted suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed window to side aspect, airing cupboard, heated towel rail.

LIVING ROOM/DINING ROOM 27'6" x 12'1" (8.39 m x 3.68 m) Living Room area with double glazed windows to rear and side aspects, feature cast iron wood burning stove.
Dining area with double glazed window to side aspect and double glazed French doors to rear, radiator.

REAR LOBBY/UTILITY ROOM 11'0" x 5'9" (3.36 m x 1.76 m) with plumbing for washing machine, range of modern units and work surfaces, double glazed window to side aspect, door to outside.

KITCHEN 11'1" x 11'0" (3.39 m x 3.36 m) Refitted with a matching range of wall and base units, work surfaces and drawers, inset stainless steel sink unit and drainer, space for Range style oven, plumbing for dishwasher, two sun tubes and double glazed windows to both sides, radiator. Archway to:-

CONSERVATORY 11'0" x 9'8" (3.36 m x 2.94 m) Of brick and UPVc construction with double doors opening to garden. Radiator.

EXTERIOR The property is situated on a superb plot of approximately 1/4 of an acre (sts). To the front a gravelled driveway provides ample off street parking and continues alongside the bungalow to the rear and to a **GARAGE** measuring 18' 4" x 14'1" (5.60m x 4.30m) The rear garden is well screened by mature trees and hedging and has a paved patio leading onto a lawn, together with plum and apple trees, vegetable garden and mature beds. The garden also contains a useful summerhouse, greenhouse and sheds. Drainage is by means of a septic tank.

Tenure The property is Freehold

Council Tax Band D **EPC** D (59/86)

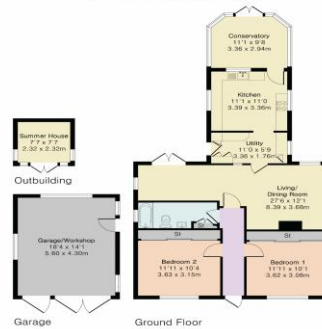
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Ref CWH-7295





Approximate Gross Internal Area 977 sq ft - 91 sq m
(Excluding Outbuilding & Garage)
Ground Floor Area 977 sq ft - 91 sq m
Garage Area 259 sq ft - 24 sq m
Outbuilding Area 58 sq ft - 5 sq m



PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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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.