



Station Road, Littleport, Ely, Cambridgeshire CB6 1QF

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A charming two double bedroom detached cottage with bathroom to the first floor and three reception rooms situated in close proximity to the railway station.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Ground Floor Shower Room
- Two Bedrooms
- Bathroom
- Off Road Parking
- Enclosed Rear Garden

Guide Price: £255,000



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 entrance door to front, staircase rising to first floor.

SITTING ROOM 12'1" x 11'6" (3.68 m x 3.50 m) with double glazed window to front aspect, radiator, laminate flooring.

DINING ROOM 12'1" x 10'0" (3.68 m x 3.05 m) with double glazed window to front aspect, laminate flooring, radiator, useful understair storage recess and steps leading down to:-

KITCHEN 9'1" x 9'0" (2.78 m x 2.75 m) Fitted with a range of wall and base units with tiled splashbacks and works surfaces over, inset 1 & 1/2 stainless steel sink unit, plumbing for washing machine, spaces for fridge freezer and electric cooker with extractor canopy over. Vinyl flooring and door leading to:-

CONSERVATORY 15'5" x 7'1" (4.70 m x 2.15 m) with polycarbonate roof, double glazed windows and doors, doors leading to front and rear gardens, ceramic tiled flooring.

GROUND FLOOR SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Heated towel rail, opaque double glazed window to rear aspect, ceramic tiled flooring.

FIRST FLOOR LANDING with double glazed window to rear aspect.

BEDROOM ONE 12'0" x 10'8" (3.65 m x 3.25 m) with double glazed window overlooking fields to the front, built-in two double wardrobes with overhead storage and hanging space. Radiator.

BEDROOM TWO 10'0" x 9'2" (3.06 m x 2.80 m) with double glazed window to front aspect, built-in double wardrobe with sliding doors, further built-in storage cupboard, radiator.

BATHROOM Recently fitted with an attractive three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Mermaid style splashbacks, double glazed window to side aspect, vinyl flooring.

EXTERIOR The property is approached by gated access to the front with steps leading down to the front door. Plant and shrub borders. Side gated access leads to the rear garden which has an excellent level of privacy. It is fully enclosed by wood panel fencing, predominantly laid to lawn with plant and shrub borders. Gated access to side leads to off road parking and two brick built sheds with power and lighting.

Tenure The property is Freehold

Council Tax Band C **EPC** D (60/86)

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Total area: approx. 86.8 sq. metres (934.4 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.