



**Station Road, Littleport, Ely, Cambridgeshire CB6 1QF**

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## Station Road, Littleport, Ely, Cambridgeshire CB6 1QF

A detached two double bedroom bungalow situated on a generous plot close to Littleport train station. No upward chain.

- Entrance Lobby/Hall
- Sitting Room
- Kitchen
- Utility Area
- Cloakroom
- Two Double Bedrooms
- Bathroom & Separate WC
- Gardens to Side & Rear
- No Upward Chain

**Guide Price: £200,000**





**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 LOBBY/HALL** with door to front and leading into hallway with radiator, access to loft.

**SITTING ROOM** 17'5" x 10'11" (5.31 m x 3.32 m) Dual aspect with windows to front and side, radiator, electric fire with surround.

**KITCHEN** 15'1" x 10'8" (4.59 m x 3.26 m) with window to rear aspect. Fitted with a range of wall and base units with work surfaces over and inset stainless steel sink unit with mixer tap. Plumbing for washing machine, space for electric cooker, electric fire with surround, radiator, pantry cupboard, further storage cupboard and cupboard housing water cylinder.

**UTILITY AREA** with radiator, work surfaces over base units, door to:-

**CLOAKROOM** Fitted with a low level WC, stainless steel sink with cupboards below, window to side, radiator.

**POTTING ROOM** with base units.

**BEDROOM ONE** 13'0" x 12'8" (3.97 m x 3.87 m) with window to front aspect. Radiator.

**BEDROOM TWO** 10'8" x 10'5" (3.25 m x 3.18 m) with window to side aspect. Radiator.

**BATHROOM** Fitted with a two piece suite comprising bath and wash hand basin with tiled splashbacks. Opaque window to rear aspect, radiator.

**SEPARATE WC** with low level WC, window to rear aspect.

**EXTERIOR** The property is situated on a generous plot with gated access leading to off road parking to the side, with front, rear and side gardens, separate allotment to the side and several outbuildings, all of which are in poor repair.

**Tenure** The property is freehold

**Council Tax** Band D      **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-7325





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.