



**Guernsey Way, Littleport, Ely, Cambridgeshire CB6 1GD**

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## Guernsey Way, Littleport, Ely, Cambridgeshire, CB6 1GD

A three bedroom, semi-detached home with en-suite, adjacent garage and good size rear garden. No upward chain.

- Entrance Hall & Downstairs Cloakroom
- Kitchen/Breakfast Room
- Living/Dining Room
- Three Bedrooms (One With Ensuite)
- Family Bathroom
- Driveway Parking
- Garage
- Enclosed Rear Garden
- No Upward Chain

**Guide Price: £250,000**



**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 and double glazed window to side aspect. Staircase rising to first floor.

**DOWNSTAIRS CLOAKROOM** with double glazed window to front aspect. Fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator, tiled flooring and wall mounted fuse box.

**KITCHEN/BREAKFAST ROOM** 13'11" x 9'4" (4.25 m x 2.85 m) Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, inset 1 & 1/2 stainless steel sink unit with mixer tap, four ring gas hob with Bosch extractor canopy over and built-in oven below, plumbing for dishwasher and washing machine, double glazed window to front aspect, space for fridge freezer, radiator and vinyl flooring.

**LOUNGE/DINING ROOM** 14'5" x 13'2" (4.40 m x 4.02 m) with double glazed window to rear and double glazed patio doors opening to rear. Two radiator and useful under stair storage cupboard.

**FIRST FLOOR LANDING** with access to loft, built-on over stairs cupboard.

**BEDROOM ONE** 13'3" x 9'6" (4.05 m x 2.90 m) with double glazed window to front aspect, built-in double wardrobe with overhead storage and hanging space, radiator and door leading to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, tiled splashbacks and flooring.

**BEDROOM TWO** 76'2" x 9'6" (23.22 m x 2.90 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 8'9" x 6'11" (2.67 m x 2.10 m) with double glazed window to front aspect. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks and flooring, opaque double glazed window to rear aspect, heated towel rail.

**EXTERIOR** To the front is a small garden with a driveway to the side leading to the garage with up and over door, power and lighting. To the rear is a fully enclosed garden which is predominantly laid to lawn with patio area directly behind the property.







**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** C (76/88)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-7272

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.