



Fleet Close, Littleport, Ely, Cambridgeshire CB6 1PG

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A spacious two bedroom detached bungalow situated on a generous corner plot with garage and parking to the rear. No upward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Rear Lobby/Conservatory
- Two Double Bedrooms
- Bathroom
- Generous Corner Plot
- Driveway & Garage
- No Upward Chain

Guide Price: £235,000



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 and double glazed window to front aspect, access to loft, radiator, wall mounted thermostat, airing cupboard with slatted shelves and housing water cylinder.

SITTING ROOM 20'4" x 14'5" (6.20 m x 4.40 m) Dual aspect with double glazed windows to side and front. Two radiators, laminate flooring and door to:-

KITCHEN/DINING ROOM 21'0" x 7'9" (6.40 m x 2.36 m) Kitchen area fitted with a range of wall and base units with work surfaces over, metro style tiled splashbacks, inset stainless steel sink unit with mixer tap over, built-in four ring electric Beko hob and built-in oven. Plumbing for washing machine and slimline dishwasher, double glazed window to side aspect, laminate flooring which continues through to :- Dining area with double glazed window to rear aspect, radiator and door leading to:-

REAR LOBBY/CONSERVATORY 10'9" x 6'7" (3.27 m x 2.00 m) with double glazed windows and doors, door to driveway and access to garage, door leading to rear courtyard garden.

BEDROOM ONE 14'5" x 13'1" (4.40 m x 4.00 m) with double glazed window to front aspect, radiator.

BEDROOM TWO 11'2" x 9'1" (3.40 m x 2.78 m) with double glazed window to side aspect. Radiator.

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

EXTERIOR The property is situated on a generous corner plot with large lawned gardens to front and side. Driveway, which in turn leads to the detached single garage with up and over door, power and lighting. To the rear is a block paved courtyard garden.

Tenure The property is Freehold

Council Tax Band D

EPC C (71/86)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW-7270





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.