



**Old School Close, Littleport, Ely,
Cambridgeshire CB6 1ET**

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17 Old School Close, Littleport, Ely, Cambridgeshire, CB6 1ET

A good sized modern three bedroom house located in a cul de sac location close to the village centre. The property has the benefit of gas heating and 2 allocated parking spaces. EPC C69. Council Tax Band B. Minimum 12 month let. Fully managed property. Available early November.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- KITCHEN/DINER
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN
- TWO ALLOCATED PARKING SPACES

Rent: £1,100 PCM Deposit: £1269



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 new Littleport & East Cambs Academy opening September 2017, and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL Front door, understairs storage, stairs to first floor, radiator, oak effect laminate flooring.

CLOAKROOM Comprising low level WC, wash hand basin with storage below, radiator.

SITTING ROOM 13'9" x 11'2" (4.20 m x 3.40 m) Double glazed window facing front aspect, radiator, oak effect laminate flooring.

KITCHEN/DINER 19'0" x 9'6" (5.80 m x 2.90 m) Fitted with a range of high gloss base units with work surfaces over and matching range of wall mounted cupboards. Stainless steel sink unit and drainer. Built in electric oven, gas hob and extractor over. Integrated slimline dishwasher, space for washing machine. Space for dining table. Double glazed window and double glazed doors to rear garden.

FIRST FLOOR

LANDING Access to loft, airing cupboard with hot water cylinder.

BEDROOM ONE Double glazed window facing rear aspect, radiator.

BEDROOM TWO 10'10" x 10'6" (3.30 m x 3.20 m) Double glazed window to front aspect, built in wardrobe and radiator.

BEDROOM THREE 10'2" x 7'10" (3.10 m x 2.40 m) Double glazed window to front aspect, radiator.

BATHROOM Modern suite comprising panelled bath with shower over, hand wash basin with storage unit beneath, low level WC, heated towel rail. Double glazed window to rear.

EXTERIOR Open plan, laid to lawn with path to front door.

REAR GARDEN Enclosed with gated rear pedestrian access. Lawned with path and patio. Garden shed.

TWO RESERVED PARKING SPACES Located to the rear of the property via a driveway from Old School Close.

NOTES

EPC C(69)
Council Tax Band B
No pets
Fully managed property

Viewing By Arrangement with Pocock & Shaw
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Ref PEO-5739





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.