



**Highfield Drive, Littleport, Ely, Cambridgeshire  
CB6 1GA**

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## Highfield Drive, Littleport, Ely, Cambridgeshire CB6 1GA

A well-presented three bedroom mid terrace house with en-suite and off road parking, situated in a much sought after development close to the town centre. No upward chain.

- Mid-Terrace House
- Kitchen/Dining Room
- Living Room
- Downstairs Cloakroom
- Three-Bedrooms (One with En-suite)
- Family Bathroom
- Enclosed Rear Garden
- Allocated Parking
- No Upward Chain

**Guide Price: £244,950**





**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.

**CLOAKROOM** Fitted with a three piece suite comprising low level WC and pedestal wash basin. Radiator.

**LIVING ROOM** 16'9" x 14'5" (5.10 m x 4.40 m) with double French doors opening to rear garden. Two radiators, useful deep understairs cupboard.

**KITCHEN/DINING ROOM** 14'0" x 9'5" (4.26 m x 2.86 m) Fitted with a matching range of wall and base units with roll edge work surfaces over, tiled splashbacks and inset 1/1/2 bowl stainless steel sink unit. Four ring gas hob with extractor over and fitted low level electric oven. Plumbing for dishwasher. Double glazed window to front aspect.

**FIRST FLOOR LANDING** with airing cupboard housing hot water tank, access to partially boarded loft space.

**BEDROOM ONE** 13'5" x 9'6" (4.10 m x 2.90 m) with double glazed window to front aspect, radiator and built-in wardrobe. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a fully tiled shower cubicle, low level WC, pedestal wash basin and heated towel rail.

**BEDROOM TWO** 10'6" x 8'10" (3.20 m x 2.70 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 8'10" x 6'11" (2.70 m x 2.10 m) with double glazed window to front aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment over. Heated towel rail.

**EXTERIOR** Enclosed rear garden featuring a paved patio and mainly laid to lawn with gated pedestrian access. Timber garden shed and two allocated parking spaces.

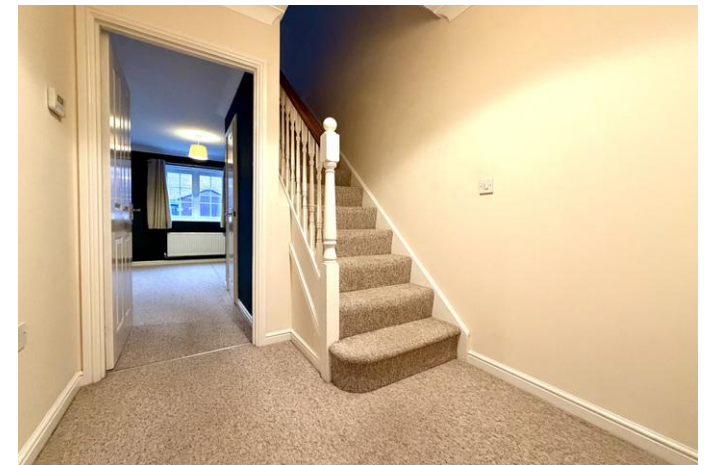
**TENURE** Property is freehold  
Communal Service Charges of approx. £240 per annum

**Council Tax** Band B

**EPC** C (76/88)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW-5119-S





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.