



Upton Lane, Littleport, Ely, Cambridgeshire CB6 1HF

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A three bedroom mid-terrace family home with garage and parking to the side, situated in a private cul-de-sac location close to the village centre and being offered for sale with the benefit of no upward chain.

- Entrance Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Study Area
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage & Parking
- No Upward Chain

Guide Price: £225,000



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 staircase rising to first floor, double glazed window to side aspect, wall mounted electric radiator, laminate flooring, wall mounted thermostat and door to:-

LOUNGE/DINING ROOM 18'11" x 11'6" (5.77 m x 3.50 m) with double glazed window to front aspect, radiator, wall mounted gas fire, door leading to:-

KITCHEN/BREAKFAST ROOM 14'10" x 7'8" (4.53 m x 2.34 m) Fitted with a modern range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel sink unit with mixer taps. Double glazed window to rear aspect, space for electric cooker, space for American style fridge freezer (subject to measurements) vinyl flooring, radiator and useful understairs storage cupboard.

UTILITY ROOM 7'11" x 7'4" (2.41 m x 2.24 m) Fitted with wall and base units, work surfaces over, tiled splashbacks and sink unit with mixer tap over. Plumbing for washing machine and space for tumble dryer, ceramic tiled flooring, radiator, opaque double glazed window to rear aspect and patio door opening to rear.

STUDY AREA 5'6" x 5'3" (1.67 m x 1.59 m) with Velux window, wood work surface, radiator, ceramic tiled flooring and storage cupboard with shelving and housing fuse box.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Opaque double glazed window to rear aspect, ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft, double doors into large airing cupboard housing water cylinder and slatted shelves.

BEDROOM ONE 13'1" x 8'3" (4.00 m x 2.52 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 9'6" x 7'3" (2.90 m x 2.22 m) with double glazed window to rear aspect, built-in dressing table and wardrobe. Radiator.

BEDROOM THREE 9'6" x 7'3" (2.90 m x 2.20 m) with double glazed window to rear aspect, fitted with a range of bedroom furniture including dressing table, shelving and overhead storage. Radiator.

BATHROOM Fitted with a modern fully tiled three piece suite comprising low level WC, wash hand basin and 'P' shaped bath with separate electric shower over. Heated towel rail, opaque double glazed window to front aspect.

EXTERIOR The property is approached by a low maintenance front garden with plant and shrub borders. The rear garden is fully enclosed by wood panel fencing and is predominantly laid to lawn with a patio area directly from the property. Outside tap.

There is pedestrian access for the next door neighbours to reach their garden.

Garage and off road parking.

Tenure The property is Freehold

Council Tax Band B **EPC** D (63/74)

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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.