



**Wisbech Road, Littleport, Ely, Cambridgeshire CB6 1JJ**

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## Wisbech Road, Littleport, Ely, Cambridgeshire CB6 1JJ

A well-presented semi-detached two bedroom cottage with character features, driveway parking and enclosed rear garden situated close to all the amenities in this well served village location.

- Semi-Detached Cottage
- Dining Room
- Lounge
- Fitted Kitchen & Utility Room
- Updated Ground Floor Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Ideal First Time Buy

**Guide Price: £239,950**



**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.

**LIVING ROOM** 12'10" x 12'5" (3.91 m x 3.78 m) with double glazed window and door to front aspect. Feature open fireplace with log burning stove and paved hearth, radiator.

**KITCHEN** 16'4" x 6'8" (4.99 m x 2.02 m) Fitted with a range of matching wall and base units including drawers with oak effect work surfaces and inset 1 & 1/4 ceramic sink unit and drainer with boiling hot water tap. Fitted electric oven and hob, plumbing for dishwasher, space for free standing fridge/freezer, staircase rising to first floor and under stairs storage cupboard, wood effect flooring, radiator.

**DINING ROOM** 7'7" x 7'0" (2.30 m x 2.13 m) Dual aspect with double glazed windows to front and side aspects, double glazed door to front aspect, radiator.

**UTILITY ROOM** 13'10" x 4'11" (4.22 m x 1.50 m) with wood effect flooring, radiator, double glazed window and door to rear aspect, wall mounted gas fired boiler, access to loft, radiator. Door to:-

**GROUND FLOOR BATHROOM** Updated suite comprising walk-in shower, low level WC and pedestal wash hand basin. Heated towel rail, tile effect flooring, Velux window.

## FIRST FLOOR LANDING

**BEDROOM ONE** 12'10" x 12'4" (3.91 m x 3.77 m) with feature Victorian style fireplace (not in use), double glazed window to front aspect, radiator.

**BEDROOM TWO** 10'9" x 6'11" (3.27 m x 2.12 m) with double glazed window to rear aspect, radiator.

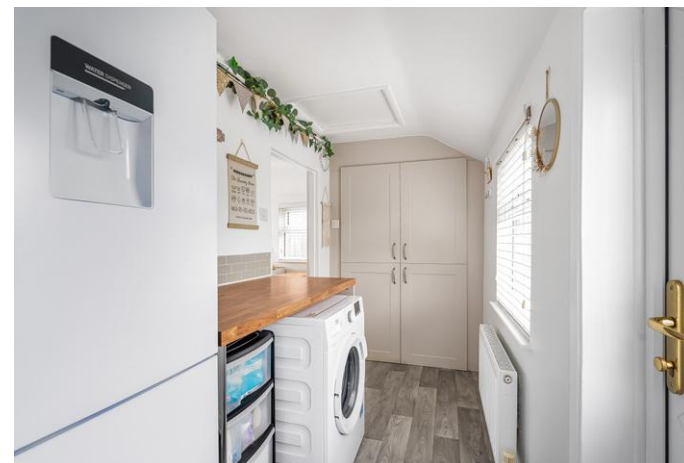
**EXTERIOR** Adjacent to the property there is a gravelled driveway providing off road vehicular parking. Gated access leads to a generous rear garden which is predominantly laid to lawn with concrete patio area. Garden shed with electric connected. CCTV to the front and rear of the property.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC** D (59/86)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH-7387







**Approximate Gross Internal Area 757 sq ft - 70 sq m**  
 Ground Floor Area 476 sq ft - 44 sq m  
 First Floor Area 281 sq ft - 26 sq m



**PINK PLAN**

These plans are produced in accordance with PAS 98 Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors, omission or misstatement. These plans are for representative purposes only and no guarantee is given on the full square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

**Pocock + Shaw**

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.