



Parsons Lane, Littleport, Ely CB6 1JU

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50 Parsons Lane, Littleport, Ely, CB6 1JU

A good sized two double bedroom semi detached house with living room, open plan kitchen/diner, ground floor cloakroom, off road parking and a substantial rear garden. EPC D (56). Council Tax Band B. Minimum 12 month let. Fully managed property. Strictly no pets. Available mid February.

- ENTRANCE HALL & CLOAKROOM
- SITTING ROOM
- OPEN PLAN KITCHEN/DINER
- REAR LOBBY
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- REAR GARDEN
- OFF ROAD PARKING
- NO PETS

RENT: £975PCM DEPOSIT: £1125



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 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 Stairs to first floor.

SITTING ROOM 13'9" x 11'10" (4.20 m x 3.60 m) Double glazed window to front aspect, radiator, understairs storage cupboard. Feature fireplace (not in use).

OPEN PLAN KITCHEN/DINER 17'1" x 8'6" (5.20 m x 2.60 m) Stainless steel sink unit and drainer, range of base units with drawers and work surfaces over, matching range of wall mounted cupboards. Space for upright fridge/freezer, plumbing for washing machine and dishwasher. New fitted electric cooker, radiator, Double glazed window facing rear aspect.

REAR LOBBY Double glazed window and door to rear garden.

CLOAKROOM Comprising wash basin, low level WC, radiator, window to side aspect.

FIRST FLOOR LANDING

BEDROOM ONE 14'5" x 8'10" (4.40 m x 2.70 m) Double glazed window to front aspect, radiator, built in wardrobe. Feature fireplace (NOT IN USE).

BEDROOM TWO 11'6" x 9'2" (3.50 m x 2.80 m) Double glazed window to rear aspect, radiator.

BATHROOM Comprising panel bath with shower over, vanity inset wash basin, low level WC, radiator, double glazed window to rear aspect. Cupboard housing gas boiler for central heating and hot water.

EXTERIOR To the front of the property is a gravelled driveway providing off road parking. Gated side pedestrian access leads to a substantial rear garden which is primarily laid to lawn, good sized patio area. Brick storage shed.

NOTES

Sorry, strictly no pets
Fully managed property

Council Tax Band B

EPC D(56/83)

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Ref PEO-6294



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.