



**The Barns, Littleport ELY CB6 1GG**

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## **The Barns, Littleport ELY**

A well proportioned townhouse located on a development of similar properties with four bedrooms, two with en-suite facilities, first floor living room with balcony and carport - offered to the market with no onward chain. Early viewing highly recommended.

### **Entrance Hall**

With radiator, tiled flooring, stairs leading to first floor and doors to:

### **Kitchen/Dining Room**

23' 9" x 9' 11" ( 7.24m x 3.02m )

Fitted with a modern range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap and tiled splashback, built in eye level double oven with separate gas hob and chimney style extractor over, spaces for fridge/freezer and dishwasher, two radiators, tiled flooring, double glazed window to front aspect and double glazed doors opening to rear garden.

### **Utility Room**

6' 10" x 6' 5" ( 2.08m x 1.96m )

With base units and work surface over to one side, inset stainless steel sink with mixer tap over, spaces for washing machine and tumble dryer, wall mounted boiler, radiator, tiled floor and door to rear garden.

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, wash hand basin, radiator and extractor.

### **First Floor Landing**

With radiator, stairs leading to second floor, double glazed window to rear aspect and doors to:

### **Living Room**

19' 8" x 10' 8" ( 5.99m x 3.25m )

With two radiators, feature fireplace, double glazed window to front aspect, double doors opening to balcony and opening to:

### **Study Area**

6' 4" x 5' 7" ( 1.93m x 1.70m )

With radiator, over stair storage area and double glazed window to front aspect.





### **Bedroom One**

11' 8" + recess x 10' 3" ( 3.56m + recess x 3.12m )

With radiator, built in wardrobes, double glazed window to front aspect and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap, towel ladder radiator, extractor and double glazed window to rear.

### **Second Floor**

With radiator, loft access, storage cupboard, double glazed window to front aspect and doors to:

### **Bedroom Two**

13' 5" max x 10' 3" max ( 4.09m max x 3.12m max )

With radiator, built in wardrobe, double glazed window to front aspect and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator, extractor and double glazed window to rear.

### **Bedroom Three**

10' 8" x 10' 2" ( 3.25m x 3.10m )

With radiator and double glazed window to rear aspect.

### **Bedroom Four**

10' 8" x 9' 1" ( 3.25m x 2.77m )

With radiator and double glazed window to front aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment over, low level w.c, pedestal wash hand basin, towel ladder radiator, extractor and double glazed window to rear.

### **Outside**

To the front of the property there is a shallow garden laid to gravel. Double gates open to the carport/driveway area and opens to the rear garden. The rear garden has a continuation of the block paved driveway and opens to a mainly lawned garden fully enclosed by fencing.

### **Agents Note**

There is an estate management charge of £170.00 per annum.



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## The Barns, Littleport ELY

- No Onward Chain
- Accommodation Over Three Floors
- Four Bedrooms
- Two En-Suite Facilities
- First Floor Living Room With Balcony

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£325,000**



Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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