



Ponts Hill, Littleport, Ely, Cambridgeshire CB6 1PZ

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A two bedroom detached house situated close to the centre of this popular village. Accommodation includes entrance hallway, cloakroom, kitchen, lounge/dining room, two double bedrooms, bathroom, off road parking and generous garden.

- Detached Modern House
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Gas Central Heating & Double Glazing
- Generous Garden with Garden Office
- Solar Panels
- Central Village Location

Guide Price: £260,000



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 Vista Littleport 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 entrance door to front aspect, staircase rising to first floor.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Extractor fan and radiator.

KITCHEN 9'0" x 8'7" (2.74m x 2.62m) Dual aspect with windows to front and side aspects. Fitted with a matching range of wall and base units with drawers, complementary work surfaces over and inset single drainer sink unit with pull out mixer tap. Fitted oven, hob and extractor fan, plumbing for washing machine and integrated slimline dishwasher, gas boiler serving the central heating and hot water system, radiator.

LOUNGE/DINING ROOM 16'8" x 10'10" (5.08m x 3.30m) With French doors opening to the rear garden and window to side aspect. Understairs storage cupboard, radiator.

FIRST FLOOR LANDING

BEDROOM ONE 16'8" x 9'11" (5.08m x 3.02m) With two windows to front aspect, access to loft, radiator.

BEDROOM TWO 9'10" x 9'6" (3.00m x 2.90m) With window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and double width shower cubicle. Shaver point, heated towel rail.

EXTERIOR To the front is a herringbone brick paved area with outside tap and gated access leading to the driveway providing off road parking. The enclosed rear garden is mainly laid to lawn with a paved patio area, large timber built shed and a timber garden office (3.00m x 2.00m) which is fully insulated with mains power.

Tenure The property is Freehold

Council Tax Band B

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref CWH - 7570





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.