



**High Street, Littleport, Ely, Cambridgeshire CB6 1HE**

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# High Street, Littleport, Ely, Cambridgeshire CB6 1HE

A deceptively spacious property with a superb open plan ground floor layout with two bedrooms and bathroom to first floor and parking to the rear, situated close to the village centre and all amenities. No upward chain.

- Spacious Open Plan Ground Floor Living Room/Kitchen
- Downstairs Cloakroom
- Two Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Parking To Rear
- 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.

#### **LOUNGE/DINING ROOM**

22'11" x 12'1" (6.98 m x 3.69 m) with entrance door and double glazed window to front aspect, storage cupboard, staircase rising to first floor. Three radiators, fireplace recess, leading through to:-

#### **KITCHEN/DINING ROOM**

22'3" x 12'1" (6.77 m x 3.68 m) with two double glazed windows and double glazed patio doors opening to rear aspect. Fitted with a matching range of wall and base units with work surfaces over and inset single drainer sink unit. Four ring gas hob with stainless steel splashback, extractor hood over and built-in electric oven below. Space and plumbing for washing machine. Vinyl flooring.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Extractor fan, vinyl flooring.

**FIRST FLOOR LANDING** with hatch to roof space and radiator.

**BEDROOM ONE** 13'9" x 10'8" (4.18 m x 3.26 m) with double glazed window to front aspect. Built-in cupboard and radiator.

**BEDROOM TWO** 11'10" x 5'11" (3.61 m x 1.80 m) with double glazed window to rear aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with mixer tap and shower over. Tiled splashbacks, extractor fan and radiator.

**EXTERIOR** Enclosed rear garden with gated pedestrian access which in turn leads to a parking space with vehicular access from Upton Lane.

**AGENTS NOTE** The seller has notified us that the property will be professionally painted prior to the completion of the sale.

**Tenure** The property is Freehold

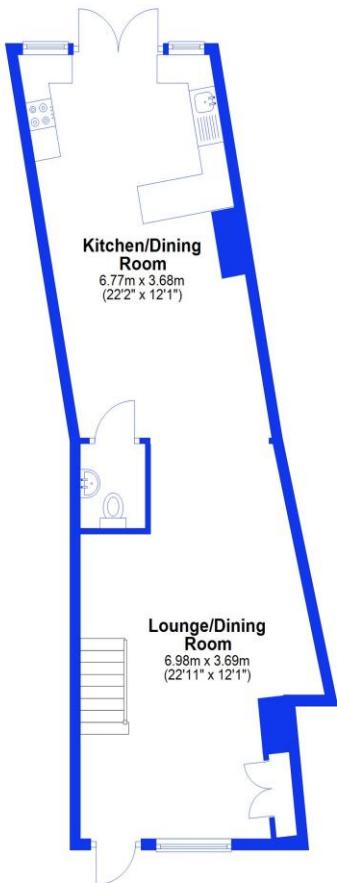
**Council Tax** Band B      **EPC** C (69/87)

**Viewing** By Arrangement with Pocock & Shaw  
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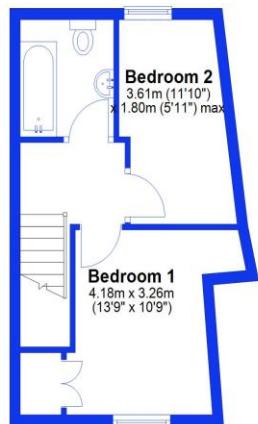


**Ground Floor**  
Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 sq. feet)

**First Floor**  
Approx. 26.8 sq. metres (288.7 sq. feet)



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.