



9 Kirby Cross Avenue, Littleport  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£274,000

# 9 Kirby Cross Avenue

Littleport, Ely

An established semi detached house situated in a popular cul-de-sac overlooking a green and close to schools. The property sits within a corner plot and comprises entrance hall, lounge, kitchen/dining room, modern bathroom and three bedrooms, whilst outside there is a driveway, garage and good sized rear garden offering excellent privacy. Benefits include gas central heating and viewing is recommended.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi Detached House Overlooking A Green
- Corner Plot With Excellent Garden Offering Good Privacy
- 3 Bedrooms
- Modern Bathroom And Kitchen/Dining Room
- Driveway And Garage
- Ideal For Families With The Green Opposite And Schools Nearby
- Freehold/Council Tax B/EPC C



### Entrance Hall

With door to front.

### Lounge

With double glazed window to rear, cupboard housing the gas boiler, stairs to first floor, television point, opening to:

### Kitchen/Dining Room

With double glazed windows to front and rear and door to rear garden, fitted with a range of modern wall and base level storage units and drawers together with matching worktops, space for range oven and extractor canopy, plumbing for washing machine and dishwasher, radiator.

### Landing

With double glazed window to front, access to loft, radiator.

### Bathroom

With modern suite comprising bath with shower above, vanity unit with wash basin, low level WC, double glazed window to front, radiator.

### Bedroom 1

With two double glazed windows to rear, radiator.

### Bedroom 2

With double glazed window to rear, radiator.

### Bedroom 3

With double glazed window to front, built in cupboard, radiator.

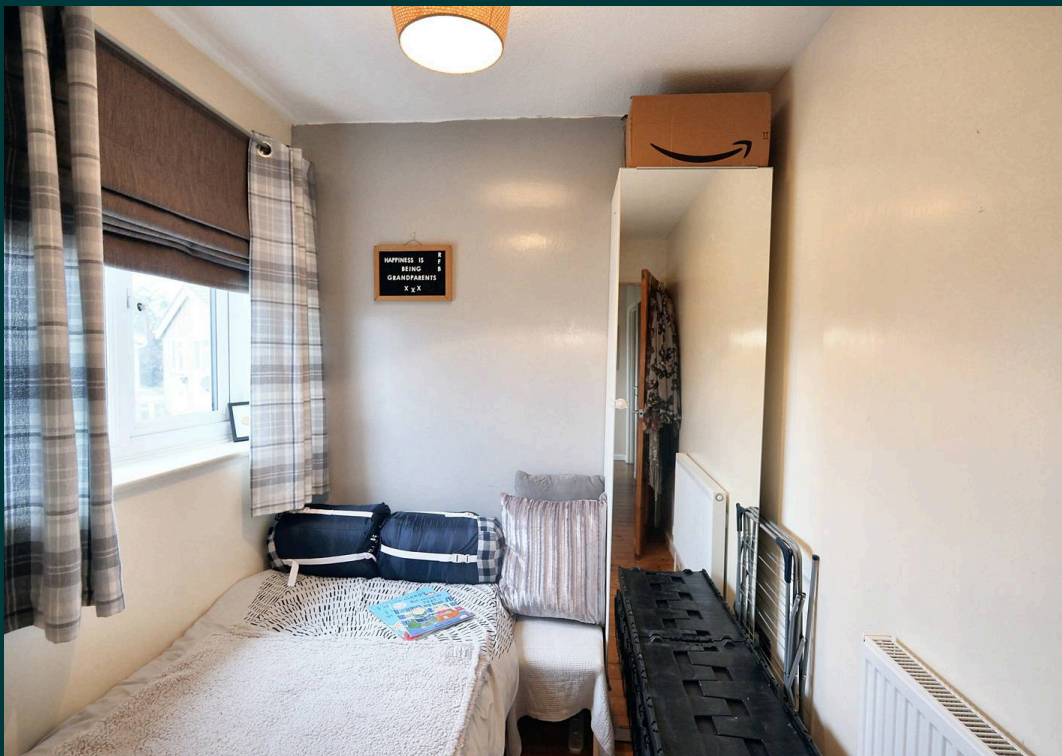
### Outside

To the front there is an open plan lawned garden. Wide gated access leads to an excellent rear garden which offers a good level of privacy. The garden consists of an extended patio leading onto a lawn with useful storage sheds.

A spacious driveway leads to the single garage with electricity connected.

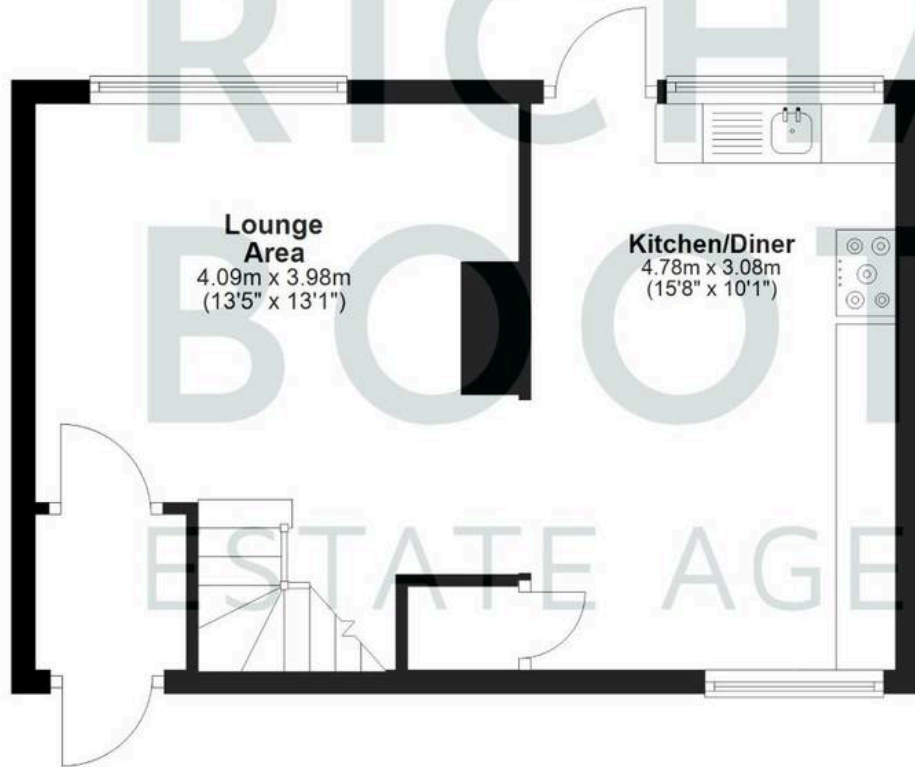






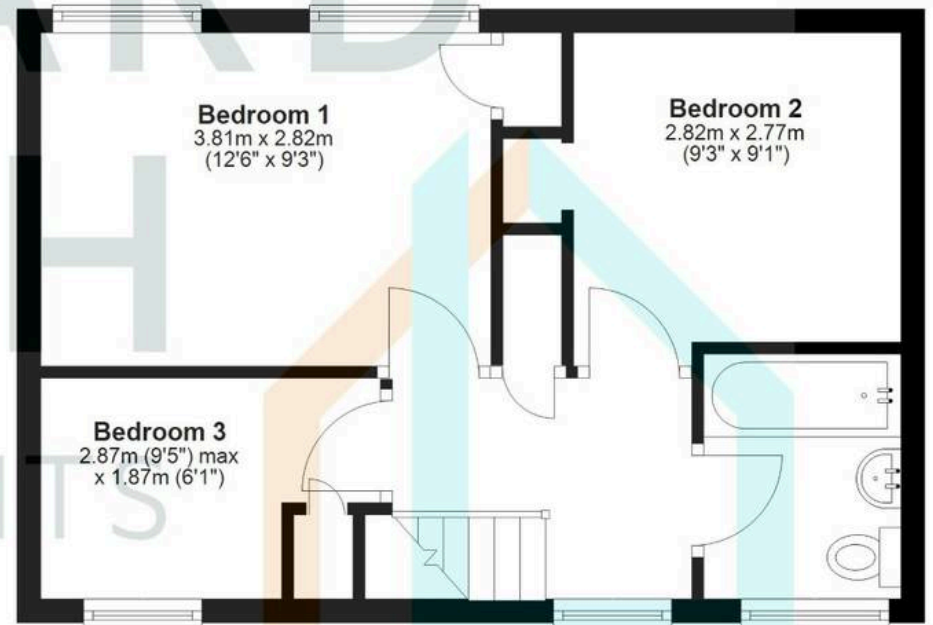
### Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 sq. feet)



## Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

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