



**Ely Road, Littleport, Ely, Cambridgeshire CB6 1HJ**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Ely Road, Littleport, Ely, Cambridgeshire CB6 1HJ

A superbly presented two double bedroom detached bungalow situated within a plot of approximately 1/4 of an acre (sts) located in this well served village.

- Entrance Hall
- Two Double Bedrooms
- Living Room / Dining Room
- Refitted Kitchen and Bathroom
- Conservatory
- Garage/Workshop
- Ample Driveway Parking
- Established Gardens including Summerhouse

**Guide Price: £360,000**



**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.

**ENTRANCE HALL** with door to front aspect. Access to loft which has a good headroom, a pull-down ladder and windows. Radiator.

**BEDROOM ONE** 11'11" x 10'1" (3.62 m x 3.08 m) with double glazed window to front aspect, range of fitted wardrobes, radiator.

**BEDROOM TWO** 11'11" x 10'4" (3.63 m x 3.15 m) with double glazed window to front aspect, range of fitted wardrobes, radiator.

**BATHROOM** Refitted suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed window to side aspect, airing cupboard, heated towel rail.

**LIVING ROOM/DINING ROOM** 27'6" x 12'1" (8.39 m x 3.68 m) Living Room area with double glazed windows to rear and side aspects, feature cast iron wood burning stove. Dining area with double glazed window to side aspect and double glazed French doors to rear, radiator.

**REAR LOBBY/UTILITY ROOM** 11'0" x 5'9" (3.36 m x 1.76 m) with plumbing for washing machine, range of modern units and work surfaces, double glazed window to side aspect, door to outside.

**KITCHEN** 11'1" x 11'0" (3.39 m x 3.36 m) Refitted with a matching range of wall and base units, work surfaces and drawers, inset stainless steel sink unit and drainer, space for Range style oven, plumbing for dishwasher, two sun tubes

and double glazed windows to both sides, radiator. Archway to:-

**CONSERVATORY** 11'0" x 9'8" (3.36 m x 2.94 m) Of brick and UPVc construction with double doors opening to garden. Radiator.

**EXTERIOR** The property is situated on a superb plot of approximately 1/4 of an acre (sts). To the front a gravelled driveway provides ample off street parking and continues alongside the bungalow to the rear and to a **GARAGE** measuring 18' 4" x 14'1" (5.60m x 4.30m) The rear garden is well screened by mature trees and hedging and has a paved patio leading onto a lawn, together with plum and apple trees, vegetable garden and mature beds. The garden also contains a useful summerhouse, greenhouse and sheds. Drainage is by means of a septic tank.

**Tenure** The property is Freehold  
**Council Tax** Band D **EPC** D (59/86)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)  
**Ref** CWH-7295





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. (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.