



**City Road, Littleport ELY CB6 1NG**

**welcome to**

## **City Road, Littleport ELY**

Stylish two-bedroom mid-terrace in Littleport with spacious open-plan living, modern kitchen, enclosed private garden, and fantastic transport links - perfect for first-time buyers or investors.

### **Lounge/Dining Room**

25' x 11' 3" ( 7.62m x 3.43m )

With feature fireplace, brick storage alcoves, double glazed window to front aspect, window to rear porch and door opening to:

### **Kitchen**

15' 4" x 6' 4" ( 4.67m x 1.93m )

Fitted with a modern range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, space for cooker with extractor over, spaces for fridge/freezer and washing machine, radiator, double glazed windows to side and rear aspects and door to:

### **Rear Porch**

4' 5" x 4' 5" ( 1.35m x 1.35m )

With door to rear garden.





### **First Floor Landing**

With radiator and doors to:

#### **Bedroom One**

13' 6" x 8' ( 4.11m x 2.44m )

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

#### **Bedroom Two**

10' 6" x 8' ( 3.20m x 2.44m )

With radiator and double glazed window to rear aspect.

#### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low level w.c, vanity wash hand basin with mixer tap and storage cupboard beneath, towel ladder radiator, airing cupboard and double glazed window to rear.

#### **Outside**

The rear garden is presented for ease of maintenance being mainly laid to patio areas.



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## City Road, Littleport ELY

- Beautifully Presented Terrace Home
- Two Bedrooms
- Open Plan Lounge/Diner
- Enclosed Private Garden
- Excellent Transport Links

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

offers over

**£180,000**



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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Property Ref:  
ELY109931 - 0005

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