



**Fishers Bank, Littleport, Ely CB6 1LN**

**welcome to**

## **Fishers Bank, Littleport Ely**

A detached house located within a popular residential area of Littleport offering spacious accommodation throughout including four double bedrooms, en-suite shower room and modern kitchen/dining area - Viewing highly recommended.

### **Entrance Hall**

With radiator, stairs leading to first floor and doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising vanity wash hand basin with mixer tap over and storage cupboard beneath, low level w.c, radiator, extractor.

### **Living Room**

17' x 10' 4" ( 5.18m x 3.15m )

With radiator and double glazed window to front aspect.

### **Dining Area**

8' 11" x 8' 1" ( 2.72m x 2.46m )

With radiator, double glazed window to front aspect. double doors opening to rear garden and open plan to:

### **Kitchen**

10' x 8' 9" ( 3.05m x 2.67m )

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl sink and drainer unit with mixer tap over, built in under oven with hob and extractor over, integrated fridge/freezer, double glazed window to side aspect and archway to:

### **Utility Room**

5' 10" x 5' 9" ( 1.78m x 1.75m )

With a matching range of units and work surface to one side, space for washing machine, radiator and door to rear.





## **First Floor Landing**

With radiator, airing cupboard, double glazed window to rear aspect and doors to:

### **Bedroom One**

17' max x 10' 4" ( 5.18m max x 3.15m )

With radiator, built in wardrobes, double glazed window to front aspect and door to:

### **En-Suite Shower Room**

Fitted with a modern suite comprising double shower enclosure, low level w.c, vanity wash hand basin with mixer tap over and storage cupboard beneath, towel ladder radiator, spot lighting, extractor and double glazed window to rear.

### **Bedroom Two**

10' 7" x 9' 10" ( 3.23m x 3.00m )

With radiator, large storage cupboard and double glazed window to front aspect.

### **Bathroom**

Fitted with a modern suite comprising panel enclosed bath with mixer tap, shower attachment over and glass shower screen, vanity wash hand basin and W.C unit with storage, towel ladder radiator, spot lighting, extractor and double glazed window to rear.

### **Second Floor Landing**

With sky light and doors to:

### **Bedroom Three**

13' 2" inc window recess x 10' 6" ( 4.01m inc window recess x 3.20m )

With radiator, restricted head height and double glazed window to front aspect.

### **Bedroom Four**

13' 2" inc window recess x 10' ( 4.01m inc window recess x 3.05m )

With radiator, restricted head height and double glazed window to front aspect.

### **Outside**

To the front of the property is a shallow graveled garden with a pathway leading to the front door. The driveway is located to the rear of the property and provides off road parking for two cars. The rear garden is located to the side of the property and is presented for ease of maintenance being laid to patio, decking and graveled areas.

### **Bar/Garden Room**

18' 5" x 7' 9" ( 5.61m x 2.36m )

Formerly the garage and now a bar/garden room being fully insulated, electric panel heater, power and light, bar area and loft access.

### **Agents Note**

We hereby disclose that the vendor of this property is a relative/associate of a member of staff at William h Brown. This declaration is made in accordance with the Estate Agents Act 1979.



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## Fishers Bank, Littleport Ely

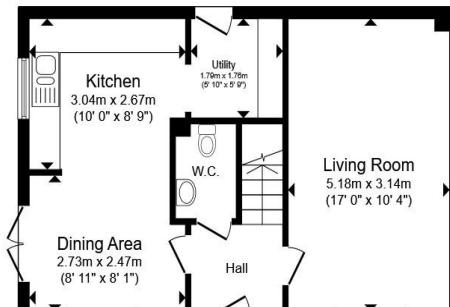
- Detached Family Home
- Popular Residential Area
- Four Double Bedrooms
- En-suite to Bedroom One
- Bar/Garden Room

Tenure: Freehold EPC Rating: E

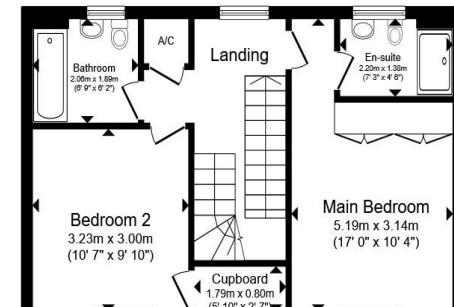
Council Tax Band: D

guide price

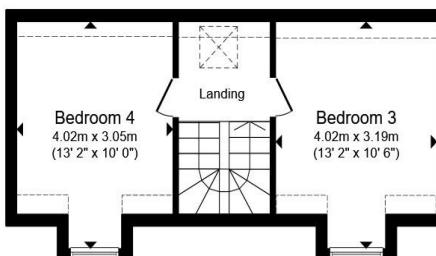
**£350,000**



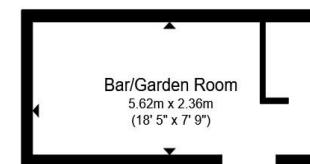
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 127.1 m<sup>2</sup> (1,368 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
MDH108699 - 0003

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