



**Washington Close, Littleport, Ely, Cambridgeshire CB6 1TG**

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Cambridgeshire, CB6 1TG**

A charming three bedroom, semi-detached home situated on a generous plot on a small, private cul-de-sac close to the village centre, local schools and walking distance to the train station. No upward chain.

- Semi Detached House
- Kitchen/Breakfast Room
- Conservatory
- Three Bedrooms, One With En-Suite
- Two Bathrooms
- Single Garage & Off-Road Parking
- Fully Enclosed Rear Garden

**Guide Price: £270,000**



**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 entrance door, staircase rising to first floor, wood flooring, wall mounted fuse box and door to:-

**SITTING ROOM** 19'8" x 11'11" (6.00 m x 3.64 m) Dual aspect with double glazed box window to front aspect, double glazed window to side aspect, two radiators, wood flooring and opening to:-

**KITCHEN/BREAKFAST ROOM** 11'10" x 15" (3.60 m x 4.58 m) Kitchen is fitted with a range of wall and base units with work surfaces over and inset 1 & 1/2 stainless steel sink unit with mixer tap. Space for cooker with stainless steel extractor canopy over, feature brick wall splashback and slate tile splashback. Wine cooler, wood flooring, floor to ceiling radiator, useful understairs storage cupboard.

**CONSERVATORY** 9'3" x 13'7" (2.82 m x 4.15 m) with polycarbonate roof, glazed windows and patio doors opening to raised decking, tiled flooring, power and lighting.

**FIRST FLOOR LANDING** with built-in airing cupboard housing water cylinder and slatted shelves.

**BEDROOM ONE** 12'9" x 10'9" (3.88 m x 3.28 m) with double glazed window to front aspect. Radiator, door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower with mermaid style splashbacks and drencher shower head over. Heated towel rail, tiled splashbacks, vinyl flooring, radiator and opaque double glazed window to front aspect.

**BEDROOM TWO** 11'1" x 8'5" (3.38 m x 2.57 m) with double glazed window to rear aspect. Radiator

**BEDROOM THREE** 8'1" x 6'3" (2.47 m x 1.90 m) with double glazed window to rear aspect. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, opaque double glazed window to side aspect, extractor fan and radiator.

**EXTERIOR** To the front is a gravelled front garden with adjacent driveway leading to the single garage with up and over door. Gated access leads to the rear. The rear garden is fully enclosed by wood panel fencing and is predominantly laid to lawn with a raised decking area and sunken fire pit. Raised bedding areas and outside tap.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** C (72/79)

**Viewing** By Arrangement with Pocock & Shaw

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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. Photographs have been supplied to us by the Vendor.