

143 Ely Road, Littleport

Ely

RICHARD BOOTH
ESTATE AGENTS

£325,000

143 Ely Road

Littleport, Ely

A modernised and superbly presented detached bungalow situated within a plot of approximately 1/4 of an acre (sts).

Accommodation comprises entrance hall, 2 double bedrooms, refitted bathroom, lounge/dining room, refitted kitchen and utility area and conservatory.

Outside there is an extensive driveway, 18' x 14' garage, further outbuildings and an attractive, mature garden.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modernised Detached Bungalow
- Well Presented Throughout
- 2 Double Bedrooms
- Lounge/Dining Room & Conservatory
- Refitted Bathroom, Kitchen & Utility Area
- Extensive Driveway & Garage
- Superb Plot of Approximately 1/4 of an Acre (STS)



ENTRANCE HALL
With door to front aspect, access to loft which has a good headroom, a pull-down ladder and windows, radiator.

BEDROOM 1
With double glazed window to front aspect, range of fitted wardrobes, radiator.

BEDROOM 2
With double glazed window to front aspect, range of fitted wardrobes, radiator.

BATHROOM
Refitted with 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.

LOUNGE/DINING ROOM
Lounge 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 French doors to rear, radiator.

KITCHEN
Refitted with a range of wall and base level storage units, work surfaces and drawers, space for Range oven, stainless steel sink unit and drainer, plumbing for dishwasher, 2 sun tubes and double glazed windows to both sides, radiator. Archway to:

UTILITY AREA
With plumbing for washing machine, range of modern storage cupboards and work surfaces, double glazed window to side aspect, door to outside

CONSERVATORY
Of brick and UPVC construction with doors onto garden, radiator.

AGENTS NOTE
Drainage is to a cesspit.









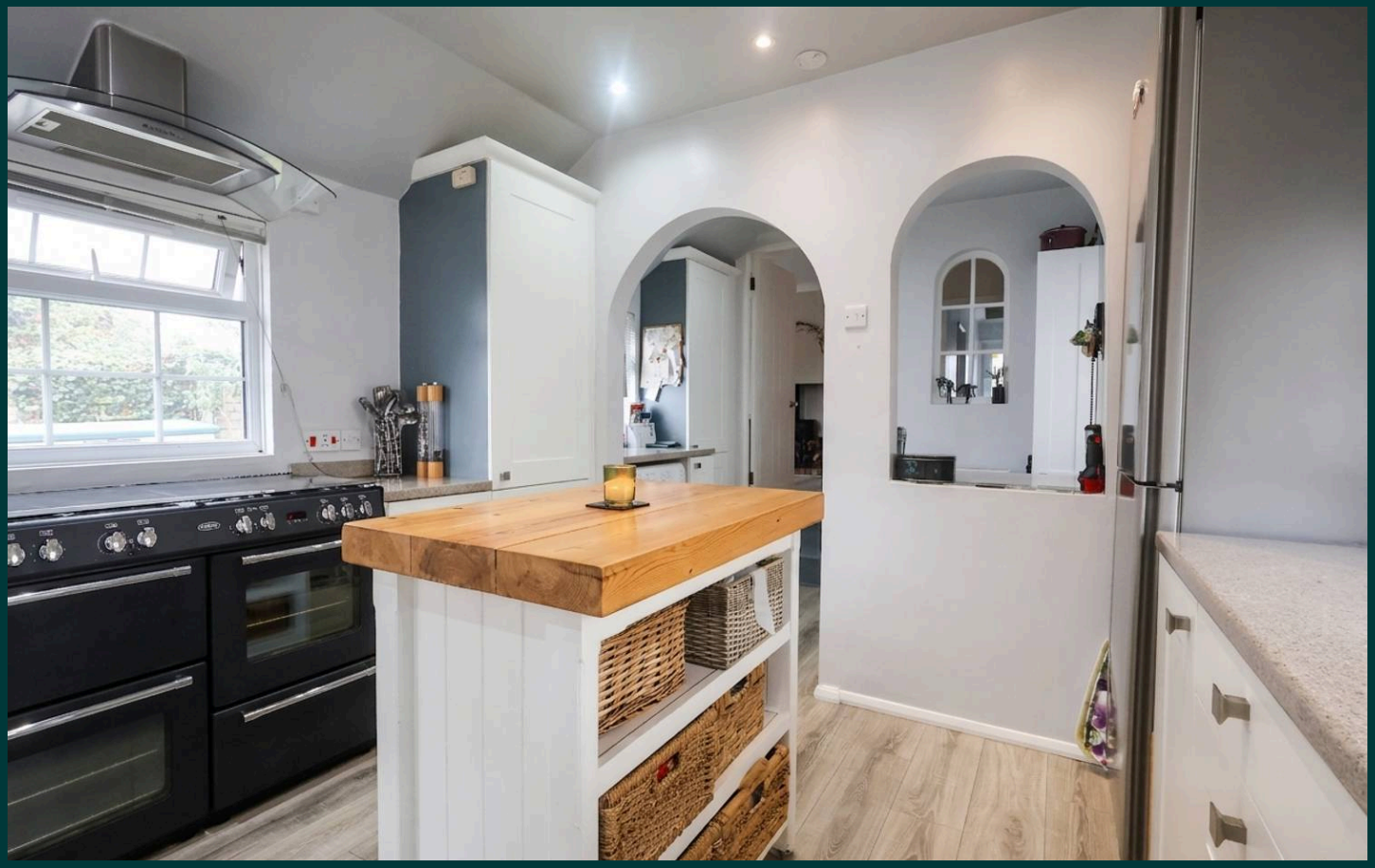
OUTSIDE

The property is situated on a superb plot of approximately 1/4 of an acre (sts).

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

To the front a gravelled driveway provides ample off street parking and continues alongside the bungalow to the rear and to a garage measuring approximately 18' x 14'.



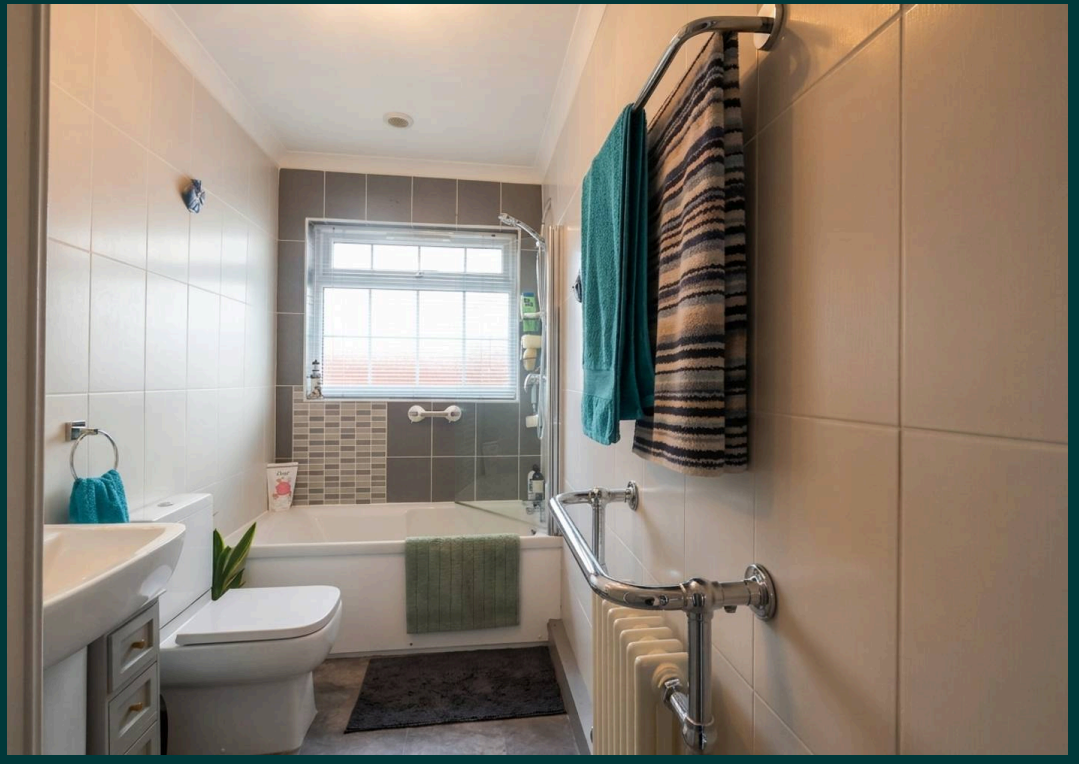







Dream












Ground Floor

Approx. 80.0 sq. metres (861.0 sq. feet)
(excluding Conservatory)



RICHARD BOOTH ESTATE AGENTS

Total area: approx. 80.0 sq. metres (861.0 sq. feet)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

The Property Ombudsman