



18 Monkwood, Littleport
Ely

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A spacious end of terrace property which has been modernised and reconfigured by the current owners to include a cleverly designed loft conversion providing excellent accommodation throughout.

The property comprises on the ground floor, entrance hall, refitted kitchen and spacious lounge/dining room. On the first floor there are 2 bedrooms and a bathroom, whilst on the second floor there is a further double bedroom, modern shower room and separate office/nursery. To the rear of the property there is an enclosed low maintenance garden, together with a garage.

The property has the benefit of gas central heating and UPVC double glazing and is subject to just a short onward chain. To fully appreciate the extent of accommodation, a viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 3-Storey End of Terrace Property
- 3 Bedrooms
- Bathroom & Separate Shower Room
- Refitted Kitchen, Spacious Lounge, Separate Office/Nursery
- Low Maintenance Rear Garden & Garage
- Gas Central Heating
- Short Onward Chain



ENTRANCE HALL

With door to front aspect, stairs to first floor, built-in storage cupboard, radiator.

KITCHEN

With double glazed window to front aspect, fitted with a range of modern high gloss wall and base level storage units and drawers with matching work surfaces, sink unit and drainer, built-in electric oven, hob and extractor hood, slimline dishwasher, fridge/freezer, plumbing for washing machine, wall mounted gas fired boiler.

LOUNGE/DINING ROOM

With double glazed window and door to rear garden, television point, radiator.

FIRST FLOOR LANDING

With stairs to second floor, built-in cupboard.

BEDROOM 1

With double glazed window to rear aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment from taps, heated towel rail.

BEDROOM 3

With double glazed window to front aspect, storage alcove with shelving, radiator.

SECOND FLOOR LANDING

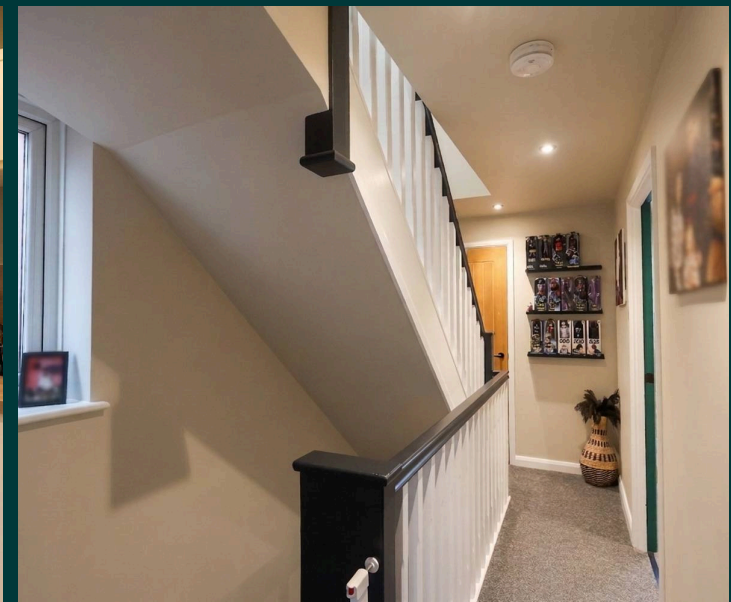
With double glazed window to side aspect and Velux window.

BEDROOM 2

With built-in double wardrobe, double glazed window to rear aspect, radiator.

OFFICE

With large Velux window to front aspect, radiator.



SHOWER ROOM

With modern suite comprising low level WC, vanity unit with wash basin, shower cubicle, velux window, heated towel rail.

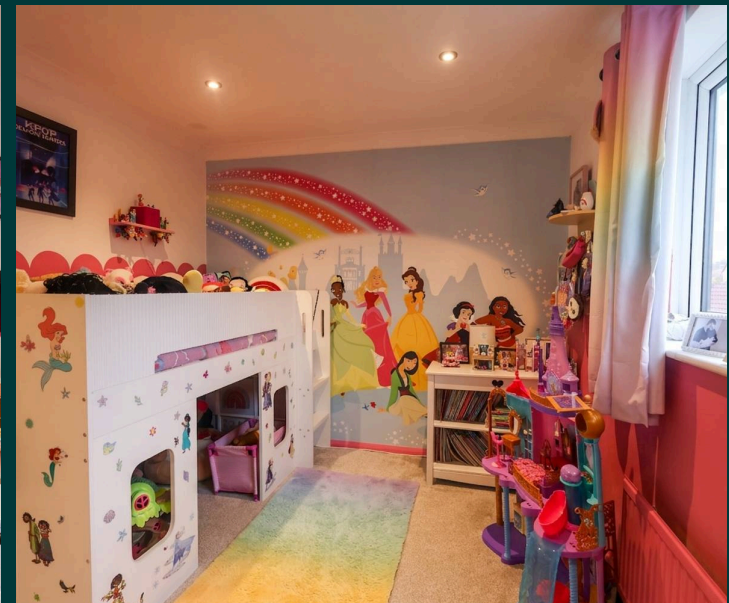
AGENTS NOTE

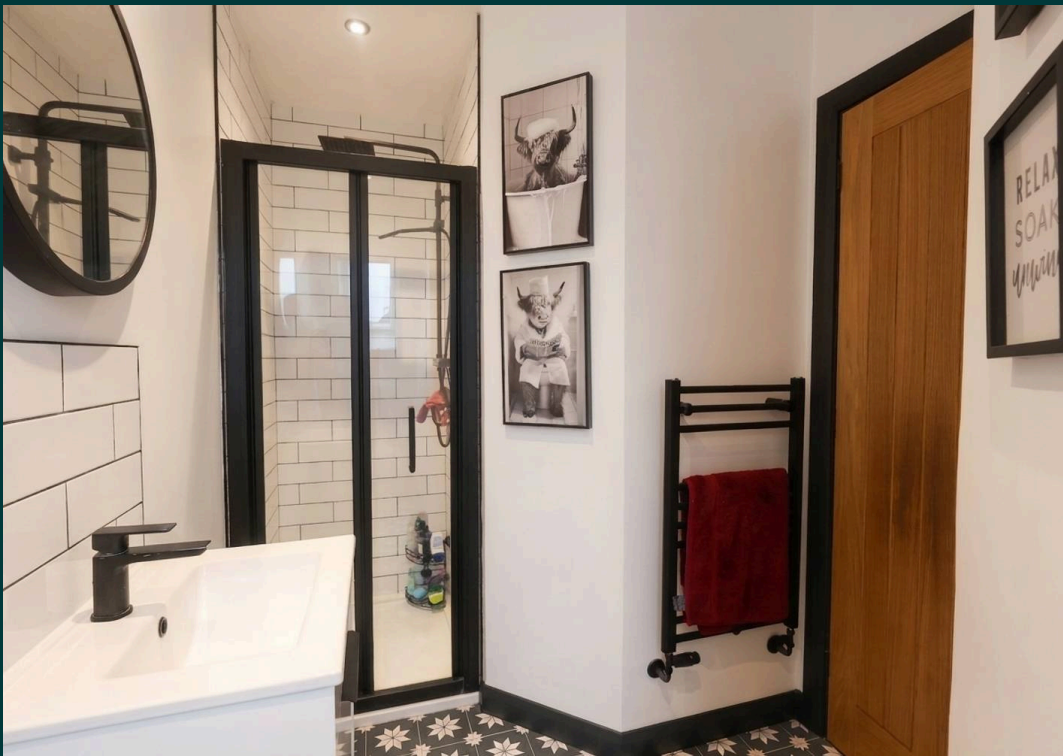
Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and therefore material information cannot be verified.

OUTSIDE

To the front of the property there is an open plan garden. At the rear the garden has a paved patio leading onto an artificial lawn allowing easy maintenance.

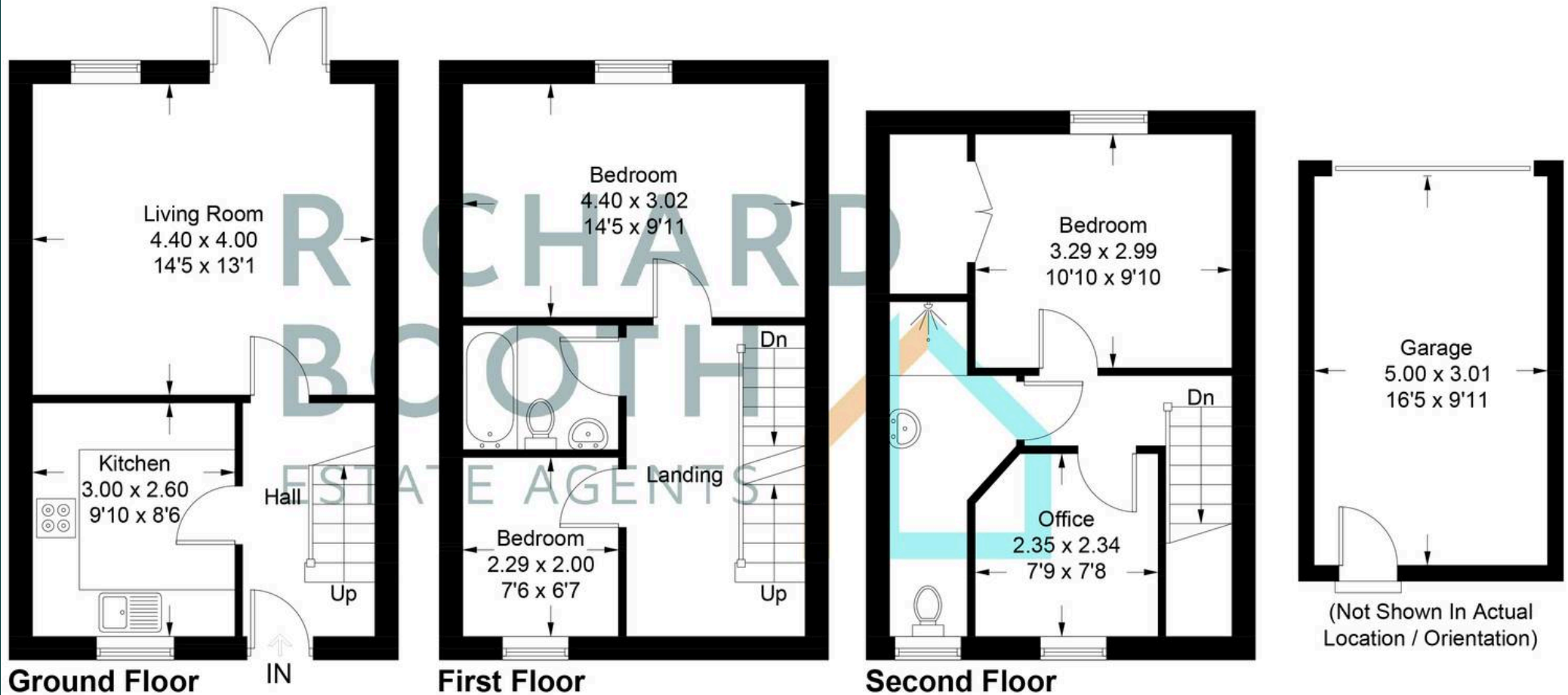
At the rear of the garden there is a single garage with metal up and over door and personnel door into the rear garden.







Approximate Gross Internal Area
 Ground Floor = 46.3 sq m / 498.1 sq ft
 First Floor = 31.2 sq m / 336.1 sq ft
 Second Floor = 28.4 sq m / 305.8 sq ft
 Total = 105.9 sq m / 1140.1 sq ft
 (Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1344209)



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