



Ashley Gardens, Littleport, Ely, Cambridgeshire CB6 1PD

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A well presented two double bedroom semi-detached home with garage and conservatory and conveniently situated on an established development close to the village centre.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Two Double Bedrooms
- Shower Room
- Driveway Parking & Garage
- Landscaped Rear Garden

Guide Price: £235,000



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 to front, staircase rising to first floor, useful understair storage cupboard, wall mounted fuse box. Radiator.

SITTING ROOM/DINING ROOM 14'6" x 14'4" (4.42 m x 4.36 m) max. measurements. Sliding patio doors opening to conservatory, radiator.

CONSERVATORY 8'8" x 7'10" (2.65 m x 2.40 m) with double glazed windows and doors, vinyl tiled flooring.

KITCHEN 8'2" x 7'11" (2.48 m x 2.42 m) with double glazed window to front aspect. Fitted with an attractive range of wall and base unit with work surfaces over, inset sink unit and drainer, space for gas cooker and extractor canopy over, wall mounted Worcester combi gas boiler, space for fridge freezer, plumbing for washing machine. Breakfast bar, radiator, vinyl flooring.

FIRST FLOOR LANDING with access to loft, built-in airing cupboard with slatted shelves and housing water cylinder.

BEDROOM ONE 10'11" x 9'11" (3.32 m x 3.02 m) with double glazed window to front aspect, built-in double wardrobe with shelving and hanging space. Radiator.

BEDROOM TWO 12'6" x 7'10" (3.82 m x 2.40 m) with double glazed window to rear aspect. Radiator.

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 surrounds. Opaque double glazed window to rear aspect, extractor fan, heated towel rail and vinyl flooring.

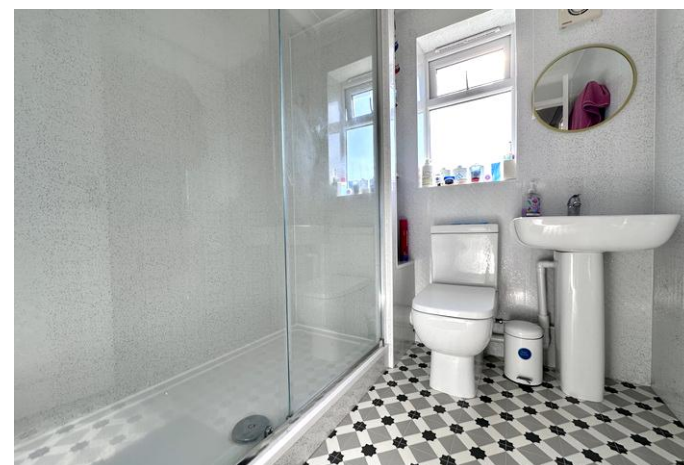
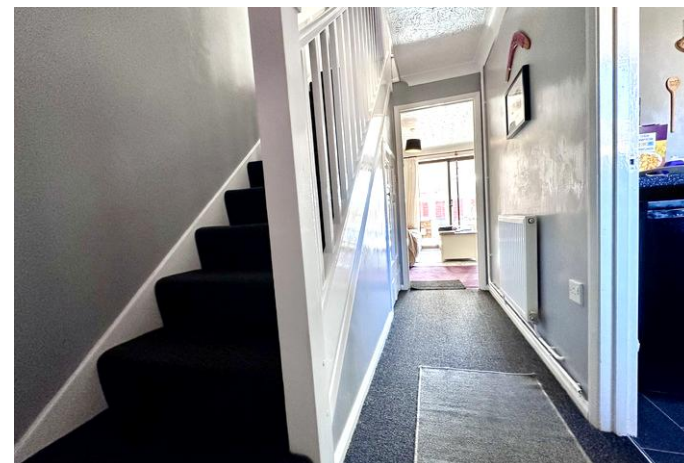
EXTERIOR To the front is a small low maintenance garden with pathway to front door. To the side is a driveway providing off road parking and leading to the single garage with up and over door, power and lighting. Gated access in turn leads to the rear. The rear garden has been fully landscaped by the current owners and offers a low maintenance lifestyle. There is a large patio area from the conservatory, grey slate beds and enclosed by wood panel fencing.

Tenure The property is Freehold

Council Tax Band B **EPC** B (69/76)

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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.