



44 City Road, Littleport
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£179,950

44 City Road

Littleport, Ely

A period terraced home comprising lounge/dining room, modern kitchen, porch, 2 bedrooms and well maintained bathroom, together with south facing rear garden. The property has the benefit of gas central heating and upvc double glazing and is an ideal first time purchase.

Council Tax Band: B

Tenure: Freehold

- Period Terraced Home
- 2 Bedrooms
- Spacious Lounge / Dining Room
- Modern Kitchen & Bathroom
- South Facing Rear Garden
- Convenient for Railway Station
- Ideal First Time Purchase
- Gas Central Heating
- Viewing Recommended



LOUNGE / DINING ROOM

With door to front, double glazed windows to front and rear, stairs to first floor, radiator.

KITCHEN

With double glazed windows to rear and side and door to porch. Fitted with a range of matching wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, cooker space and extractor hood, plumbing for washing machine, radiator.

PORCH

With door to outside.

FIRST FLOOR LANDING

With access to loft which has a pull-down ladder, radiator.

BEDROOM 1

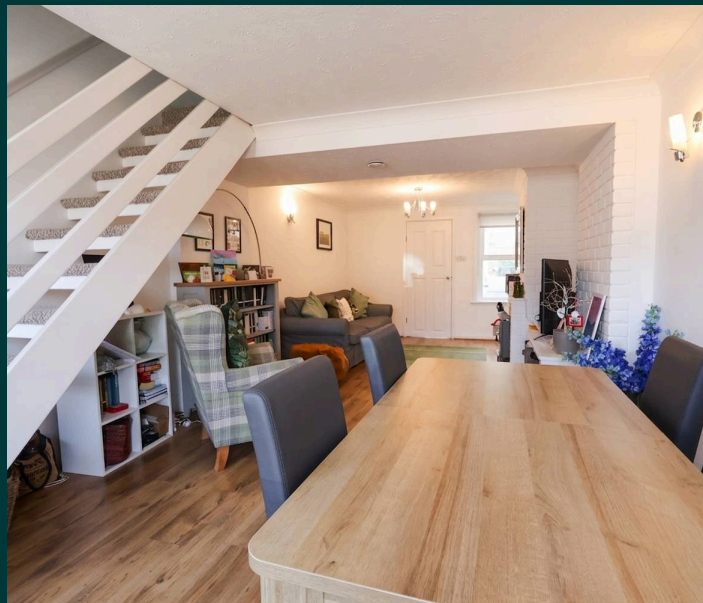
With double glazed window to front, built-in wardrobe, radiator.

BEDROOM 2

With double glazed window to rear, radiator.

BATHROOM

With modern suite comprising low level WC, vanity unit with wash basin, bath with shower above, cupboard with gas fired combination boiler, double glazed window to rear, heated towel rail.



OUTSIDE

To the rear of the property there is a south facing garden which is mostly paved and terraced with some established planting and mature tree.

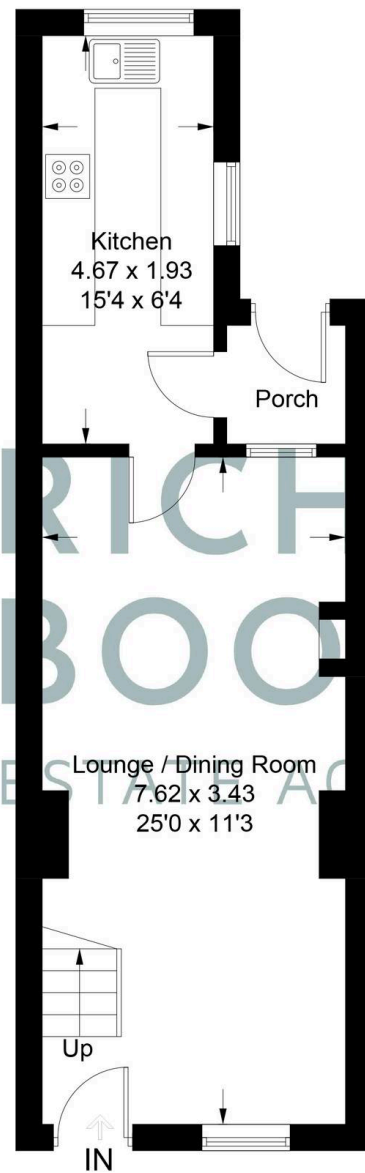
The property has the benefit of a pedestrian right of access via neighbouring gardens.



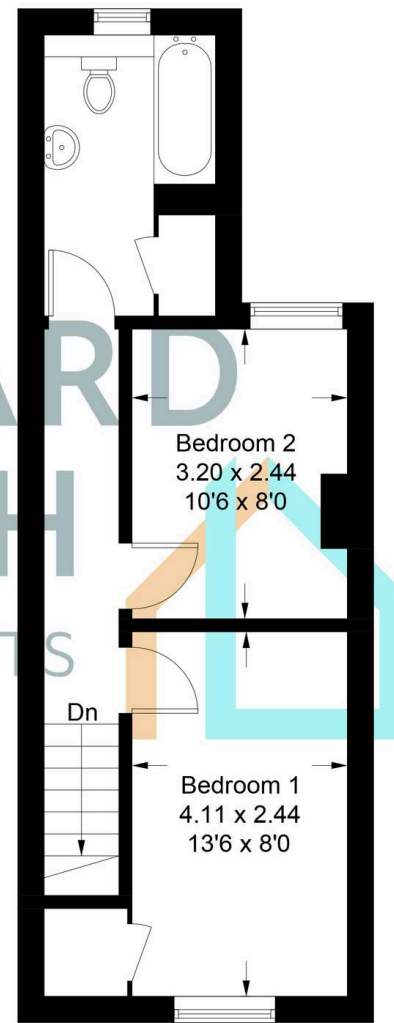




Approximate Gross Internal Area = 66.0 sq m / 710 sq ft



Ground Floor



First Floor

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. (ID1321377)



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