



**Guernsey Way, Littleport CB6 1GD**

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## **Guernsey Way, Littleport Ely**

A well presented mid-terrace house located with a popular residential area of Littleport offering three bedrooms, en-suite shower room, garage and driveway - ideal first time purchase.

### **Entrance Hall**

With radiator, stairs leading to first floor and doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, corner pedestal wash hand basin with mixer tap over, radiator and double glazed window to front.

### **Kitchen/Breakfast Room**

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in double under oven with gas hob and chimney style extractor over, separate eye-level oven, spaces for washing machine, under counter fridge and fridge/freezer, radiator and double glazed window to front aspect.

### **Lounge/Diner**

With two radiators, storage cupboard, double glazed window to rear aspect and French doors opening to rear garden.





### **First Floor Landing**

With storage cupboard and doors to:

### **Bedroom One**

With radiator, fitted double wardrobe, double glazed window to front aspect and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator and extractor.

### **Bedroom Two**

With radiator and double glazed window to rear aspect.

### **Bedroom Three**

With radiator and double glazed window to front aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment over, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator, extractor and double glazed window to rear aspect.

### **Outside**

To the front of the property there is a shallow open garden laid to gravel with a pathway leading to the front door. The rear garden has an initial patio area, with raised area laid to slate for entertaining with the remainder being laid to lawn and fully enclosed. Within the garden there is a personal door to garage and a gate to driveway. To the rear of the property is the single garage and parking.



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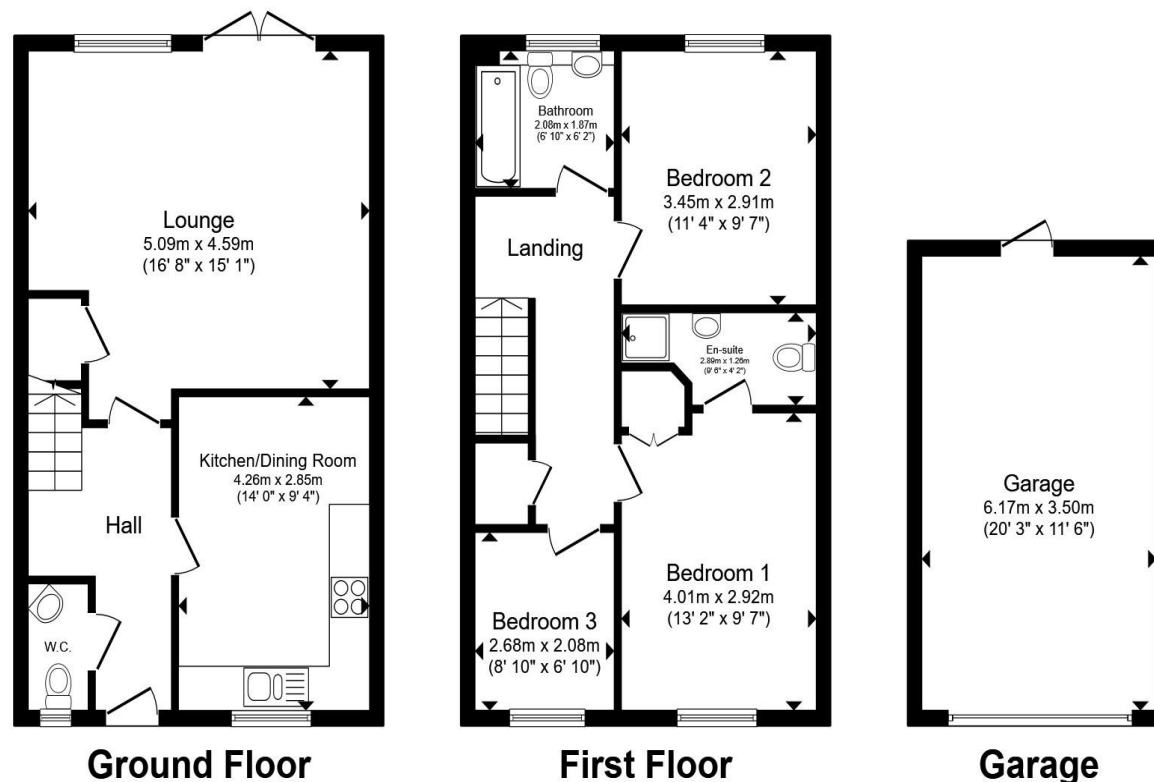
## Guernsey Way, Littleport

- Well Presented Throughout
- Three Bedrooms
- En-suite Shower Room
- Garage & Driveway
- Modern Kitchen/Breakfast Room

Tenure: Freehold  
EPC Rating: Awaiting  
Council Tax Band: B

guide price

**£260,000**



Total floor area 112.7 m<sup>2</sup> (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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