



**Chamberlain Fields, Littleport CB6 1FJ**

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## Chamberlain Fields, Littleport, Ely, Cambridgeshire CB6 1FJ

A modern two bedroom mid terraced house, ideal for first time or investment buyers, situated within close proximity to local amenities and the railway station. No upward chain.

- Sitting Room
- Inner Lobby & Cloakroom
- Kitchen
- Two Double Bedrooms
- Bathroom
- Rear Enclosed Garden
- Garage En-Bloc
- Gas Central Heating & Double Glazing
- Ideal First Time or Investment Purchase
- No Upward Chain

**Guide Price: £189,950**



**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. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

**SITTING ROOM** 14'9" x 11'10" (4.50 m x 3.60 m) with double glazed bay window and entrance door to front aspect. Staircase rising to first floor, radiator.

#### **INNER LOBBY**

**CLOAKROOM** Fitted with a two piece suite comprising wash hand basin and WC.

**KITCHEN / DINING ROOM** 11'10" x 8'10" (3.60 m x 2.70 m) with double glazed double doors and double glazed window to rear aspect. Fitted with a matching range of wall and base units with drawers, fitted worktops and tiled splashbacks, inset stainless steel sink and drainer unit, built-in oven with four ring gas hob and extractor above, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler serving the central heating and hot water systems and tiled floor. Radiator.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 12'6" x 8'10" (3.80 m x 2.70 m) with double glazed window to rear. Radiator.

**BEDROOM TWO** 12'6" x 6'11" (3.80 m x 2.10 m) with double glazed window to front. Radiator.

**BATHROOM** Fitted with a white three piece suite comprising WC, pedestal wash hand basin and panelled bath with shower attachment over, tiled splashbacks and tiled floor.

**EXTERIOR** To the front of the property there is a block paved area. The enclosed rear garden is predominantly laid to gravel with feature patio area and gated rear access which in turn leads to the garage en-bloc to rear.

**TENURE** The property is freehold  
Service Charges apply for Communal Areas – 2025 charge of £287.08

**Council Tax** Band B **EPC** C (77/92)

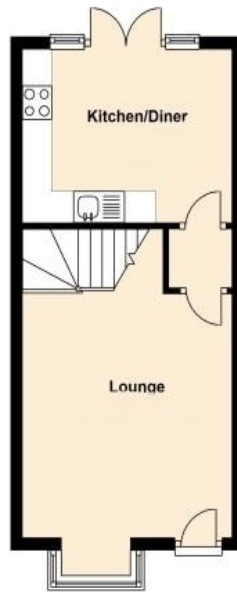
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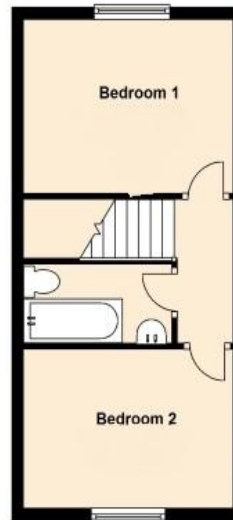
### Ground Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



### First Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 54.2 sq. metres (583.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed.



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.