



Ely Road, Littleport, Ely, Cambridgeshire CB6 1HG

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Ely Road, Littleport, Ely, Cambridgeshire CB6 1HG

An extended and beautifully presented semi-detached two double bedroom cottage with extensive parking in the centre of this well served village location. No Upward Chain.

- Semi-Detached Cottage
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Cloakroom & Utility Room
- Two Double Bedrooms
- Bathroom
- Extensive Parking
- Rear Enclosed Garden
- No Upward Chain

Guide Price: £249,500



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.

SITTING ROOM 13'1" x 11'0" (3.98 m x 3.35 m) with double glazed entrance door and double glazed window to front aspect, central wall mounted TV point, recessed built-in storage, radiator,

INNER LOBBY with radiator, staircase rising to first floor, door opening to:-

DINING ROOM 13'0" x 10'10" (3.95 m x 3.31 m) with double glazed windows to both the side and rear aspects, central wall mounted TV point, engineered oak wishbone flooring, inset ceiling spotlights, recessed built-in storage, radiator, oak door opening to understairs storage cupboard which has further glazed window, bespoke fitted storage and wall mounted gas boiler serving the central heating and hot water systems.

KITCHEN 9'9" x 7'11" (2.96 m x 2.41 m) with double glazed window to side aspect. Refitted with a matching range of modern wall and base units with solid work surfaces over, inset composite sink and drainer, tiled splashbacks, space for Range style cooker with extractor above, ceiling spotlights, door to dining room and living accommodation, door to the rear.

DOWNSTAIRS CLOAKROOM with double glazed window to rear aspect, low level WC, ceramic tiled floor, radiator.

UTILITY ROOM 8'11" x 5'1" (2.71 m x 1.56 m) with double glazed window to side aspect, fitted work surfaces with space for washing machine, tumble dryer and dishwasher beneath, additional space for fridge/freezer, radiator, double glazed door to:-

CONSERVATORY 11'9" x 8'0" (3.58 m x 2.45 m) with double glazed windows to side and rear, polycarbonate roof, fitted blinds, radiator, ceramic tiled floor, double glazed side access door.

SIDE ENTRANCE PORCH with double glazed windows to the side, ceramic tiled floor, double panel radiator, double glazed door opening to kitchen.

FIRST FLOOR LANDING with double glazed window to side aspect, doors to both bedrooms.

BEDROOM ONE 13'1" x 11'1" (3.99 m x 3.38 m) with double glazed window to rear aspect, double doors to built-in wardrobe, radiator, door leading down to:-

BATHROOM A stunning, fully refurbished room comprising double width walk-in shower, panel enclosed bath with mixer taps, vanity unit housing sink unit and concealed cistern WC, 'Metro' style tiling and splashbacks, inset ceiling spotlights, extractor and double glazed window to rear.

BEDROOM TWO 13'1" x 11'1" (3.99 m x 3.38 m) with double glazed window to front aspect, central wall mounted TV point, door to built-in wardrobe, radiator.

EXTERIOR To the front of the property is a long private driveway extending all the way to the side, providing an extensive level of private parking for several vehicles. There is also a generous level of front garden which is paved. The fully enclosed rear garden is also a generous size, a gate encloses it from the front and it largely consists of a lawn, central patio area and gravel border leading down to a row of three storage sheds.





Tenure The property is Freehold

Council Tax Band B

EPC E (43/84)

Please note the owner has installed a new combination boiler since the current EPC was carried out.

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/ 6889

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.