



Camel Road, Littleport, Ely, Cambridgeshire CB6 1PU

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

Camel Road, Littleport, Ely, Cambridgeshire CB6 1PU

A well-proportioned detached three/four bedroom chalet style dwelling which lies in a convenient position close to local facilities in this sought after village location.

- Entrance Hall
- Dual Aspect Living Room
- Dining Room/Bedroom Four
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Three First Floor Bedrooms
- First Floor Cloakroom
- Front & Rear Gardens
- Driveway Parking & Garage
- No Upward Chain

Guide Price: £250,000



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 Entrance door with double glazed insets and window to side. Staircase rising to first floor, linen cupboard, radiator, door to:-

LIVING ROOM 15'7" x 11'7" (4.76 m x 3.53 m) with double glazed windows to front and side. Radiator, fireplace with coal effect gas fire on a raised tiled hearth with back boiler serving the central heating and hot water systems.

DINING ROOM/BEDROOM FOUR 14'9" x 12'1" (4.50 m x 3.68 m) with double glazed window to rear. Radiator.

KITCHEN/BREAKFAST ROOM 15'7" x 10'5" (4.75 m x 3.17 m) with double glazed window to front and window to side, tiled splashbacks, plumbing for dishwasher. Radiator.

BATHROOM Four piece suite comprising shower cubicle, panel enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin and WC. Radiator.

FIRST FLOOR LANDING with built-in storage cupboard.

BEDROOM ONE 13'9" x 12'2" (4.18 m x 3.70 m) with double glazed window to rear overlooking the garden. Radiator.

BEDROOM TWO 15'7" x 9'3" (4.75 m x 2.83 m) with double glazed window to front. Radiator.

BEDROOM THREE 13'3" x 8'10" (4.05 m x 2.70 m) with two double glazed windows to side. Radiator.

CLOAKROOM with double glazed window to side. Pedestal wash hand basin and WC.

EXTERIOR The property is set back from the road on a good sized plot with a gravel and concreted frontage which provides hardstanding for several vehicles. Adjacent to the property is a GARAGE with up and over door, whilst the rear garden is enclosed and predominantly laid to lawn.

AGENTS NOTE

Our client has lodged a subsidence claim with their insurers which is currently being processed.

Tenure The property is Freehold

Council Tax Band D **EPC** To follow

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD/6919





Total area: approx. 123.8 sq. metres (1332.7 sq. feet)



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.