



Victoria Street, Littleport, Ely, Cambridgeshire CB6 1LY

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A well-proportioned three bedroom, two bathroom, Victorian detached property with driveway parking and enclosed rear garden which lies in the centre of this popular well served village less than a mile from the mainline railway station.

- 7.7m Open Plan Sitting / Dining Room
- Kitchen
- Utility Room
- Entrance Hall & Cloakroom
- Three Good Sized Bedrooms
- En-Suite Shower Room to Principal Bedroom & Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Fibre Broadband Connected

Guide Price: £315,000



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 new 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 window to side, door through to:-

OPEN PLAN SITTING ROOM 25'3" x 13'1" (7.70 m x 4.00 m) with two double glazed windows to front, engineered oak flooring, two radiators, attractive fireplace with a raised tiled hearth, timber mantle and inset wood burning stove, adjacent to which are built-in cupboards and shelving. Two wall light points, downlighter feature, door through to:-

KITCHEN 13'9" x 8'2" (4.20 m x 2.50 m) with door to garden, double glazed window and door to Utility room. Fitted with a matching range of white wall and base units with drawers, roll edge work surfaces over and tiled splashbacks. Inset single drainer sink unit with mixer tap. Built-in electric oven / grill with four ring hob and extractor hood over, matching cupboard housing the gas fired boiler serving the central heating and hot water systems. Radiator.

UTILITY ROOM 6'3" x 5'3" (1.90 m x 1.60 m) with door to hall, ceramic tiled flooring, matching wall unit with work surface below, plumbing for washing machine, door through to:-

CLOAKROOM with double glazed window to rear. Close coupled WC, wash hand basin with tiled splashbacks, radiator and ceramic tiled flooring.

FIRST FLOOR LANDING with downlighters to ceiling and hatch to roof space.

BEDROOM ONE 13'1" x 11'6" (4.00 m x 3.50 m) (10' 1" (3.09m) minimum) with double glazed window to front, radiator, built-in wardrobes to one wall comprising two doubles with hanging rails, drawers and shelving.

EN-SUITE SHOWER ROOM with double glazed window to side. Fitted with a white three piece suite comprising WC, pedestal wash hand basin with mixer tap and 'P' shaped tiled shower cubicle. Extractor fan, downlighters to ceiling, radiator.

BEDROOM TWO 11'2" x 9'10" (3.40 m x 3.00 m) with double glazed window to front. Radiator.

BEDROOM THREE 8'6" x 7'10" (2.60 m x 2.40 m) with double glazed window to front. Radiator.

BATHROOM with double glazed window to rear. Fitted with a three piece suite comprising bath with tiled surround and shower unit over, WC, pedestal wash hand basin with tiled splashbacks, built-in storage cupboard, radiator and downlighters to ceiling.

EXTERIOR Adjacent to the property is a herringbone pattern block paved driveway for 1 or 2 small vehicles. The rear garden is wider than the house itself and offers potential to extend the amount of parking or indeed to have a car port built which, of course, would be subject to the usual consents. It consists of a brick paved patio from the house, beyond which it is laid to lawn with a timber store, timber deck and play area.

Tenure The property is Freehold

Council Tax Band C **EPC** D (67/84)

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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. (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.