



**Old School Close, Littleport, Ely CB6 1ET**

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## 1 Old School Close, Littleport, Ely, CB6 1ET

A newly renovated larger than average two bedroom end of terraced house located in a cul de sac location walking distance of the village centre with two allocated parking spaces . EPC D68

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- CONSERVATORY
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES

**Rent £1,100 PM Deposit £1269**  
**Non-managed - Unfurnished**



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** Stairs to first floor, radiator, built in cupboard, wood effect laminate flooring.

**LIVING ROOM** 20'0" x 11'10" (6.10 m x 3.60 m) Double glazed window to front aspect, radiator, wood effect laminate flooring, double glazed double doors leading to conservatory and arch to:

**KITCHEN** 9'10" x 9'2" (3.00 m x 2.80 m) Single drainer sink unit with mixer taps, Range of base units with work surfaces above and matching wall mounted cupboards, electric oven, gas hob with extractor fan, tiled splash backs, laminate flooring.

**CONSERVATORY** 13'1" x 9'10" (4.00 m x 3.00 m) Double glazed doors to garden, wooden flooring

**LANDING** Airing cupboard

**BEDROOM ONE** Two double glazed windows to front aspect, radiator.

**BEDROOM TWO** 9'10" x 8'10" (3.00 m x 2.70 m) Double glazed window to rear aspect, radiator, built in cupboard.

**BATHROOM** Comprising P shaped bath with shower over, wash basin, low level WC, fully tiled.

**REAR GARDEN** Enclosed and laid to lawn with patio.

**TWO ALLOCATED PARKING SPACES**

**EPC** D68

**RESTRICTIONS** No pets, no smokers, no sharers.

**Council Tax** Band B

**EPC** (68/83)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** JVD/6174





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.