



**Ponts Hill, Littleport, Ely, Cambridgeshire CB6 1PZ**

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## Ponts Hill, Littleport, Ely, Cambridgeshire CB6 1PZ

A well presented charming three bedroom detached cottage conveniently located close to local amenities, schools and railway station.

- Detached Cottage
- Living Room / Dining Room
- Spacious Kitchen
- Ground Floor Bathroom
- Inner Hall & Rear Lean-To
- Three Double Bedrooms
- Extensive Rear Garden
- Parking & Garage

**Guide Price: £325,000**



**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.

**LIVING/DINING ROOM** 22'4" x 12'6" (6.80 m x 3.80 m) with oak flooring, log burner and fireplace, French doors leading onto the patio area to rear. Radiator.

#### **INNER HALL**

**KITCHEN** 13'1" x 10'6" (4.00 m x 3.20 m) Dual aspect room with windows to front and side aspects. Fitted with a range of wall and base units, inset single drainer sink unit with mixer taps and tiled splashbacks. Range style cooker and extractor hood over. Space and plumbing for washing machine and dishwasher. Tiled floor and radiator.

**GROUND FLOOR BATHROOM** Fitted with a four piece suite comprising panel enclosed bath, separate shower cubicle, wash hand basin and low level WC. Tiled splashbacks.

**LEAN TO** 10'2" x 4'7" (3.10 m x 1.40 m) Of brick construction with windows to rear and door opening to the rear. Central heating boiler.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 11'10" x 11'6" (3.60 m x 3.50 m) with window to front aspect. Radiator.

**BEDROOM TWO** 13'1" x 10'6" (4.00 m x 3.20 m) with window to front aspect, radiator.

**BEDROOM THREE** 10'6" x 6'11" (3.20 m x 2.10 m) with window to rear aspect overlooking the garden. Radiator.

**EXTERIOR** An extensive garden with patio at the rear of the house. Predominantly laid to lawn with mature shrubs.

#### **GARAGE**

A double garage with integral workshop. Potential to create a home office separate to the house.

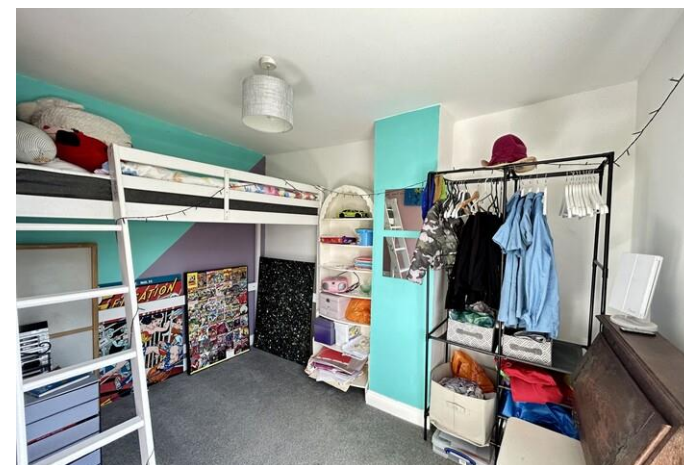
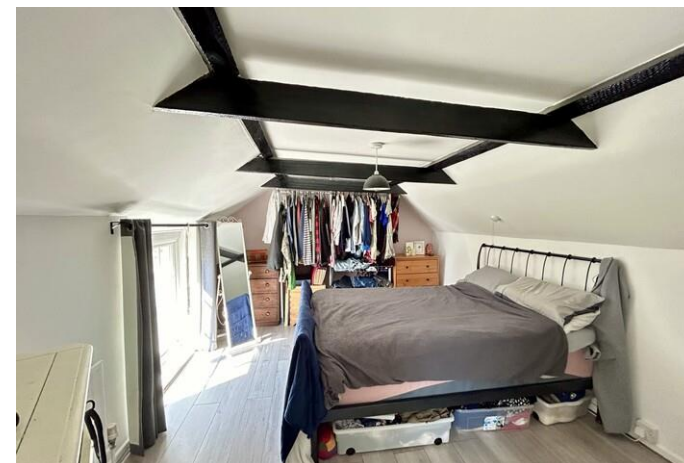
**Tenure** The property is Freehold

**Council Tax** Band A

**EPC** E (52/77)

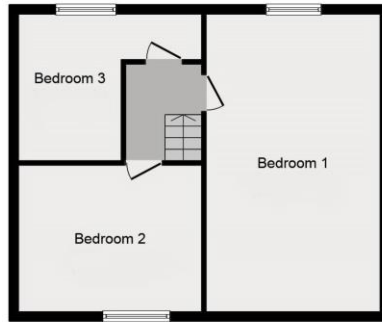
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**Ref** CWH/7032





**Ground Floor**



**First Floor**

Total floor area 108.0 sq. m. (1,163 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.