



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

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3 Old School Close, Littleport, Ely, Cambridgeshire, CB6 1ET

A beautifully presented two double bedroom end terrace house situated in a small close in the heart of the village and just a short walk from the Railway Station. EPC D. Council Tax Band B. Available early September.

- Entrance Hall
- L Shape Sitting/Dining Room
- Re Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Off Road Parking
- Front & Rear Gardens

Rent: £950 PCM

Deposit: £1096



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. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL with radiator, wall mounted thermostat, built in understair storage cupboard and stairs leading to first floor.

L SHAPED SITTING/DINING ROOM 10'2" x 9'6" (3.10 m x 2.90 m) and 3.58 x 2.96m. Dual aspect room with UPVC double glazed bay window to front aspects and UPVC glazed patio doors opening to the rear. Two double radiators. Archway opening to:-

KITCHEN 9'10" x 2'4" (3.00 m x 0.70 m) with UPVC double glazed window to rear. Recently fitted with a range of high gloss base and wall units with worktop over and matching upstands, electric hob with extractor hood over. Stainless steel sink with mixer tap. Fitted single electric oven. Integrated washing machine and integrated fridge/freezer. Tiled floor.

LANDING with UPVC double glazed window to side. Built in airing cupboard housing water cylinder and slatted shelves.

BEDROOM ONE 15'9" x 9'10" (4.80 m x 3.00 m) with two UPVC double glazed windows to front. Radiator. Built in wardrobe with overhead storage and hanging space.

BEDROOM TWO 9'10" x 8'10" (3.00 m x 2.70 m) with UPVC double glazed window to rear. Radiator. Built in wardrobe with overhead storage and hanging space.

BATHROOM with opaque UPVC window to rear. Fitted with a three piece suite comprising of low level WC, wash hand basin and P shaped bath with separate shower over, with tiled surrounds. Heated towel rail and ceramic tiled flooring.

EXTERIOR FRONT There is off road parking for two vehicles, small lawned garden and pathway leading to side gated access to the rear garden.

REAR GARDEN is enclosed by wood panel fencing and brick wall. Mainly laid to lawn with a small terraced area and shrub borders. Shed. Outside tap.

NOTES The property is Fully Managed. Unfurnished property. Minimum 12 Month Let

Council Tax Band B

EPC D (66/87)

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Ref JVD/6998



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.