



Guernsey Way, Littleport, Ely, Cambs CB6 1GD

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16 Guernsey Way, Littleport, Ely, Cambs CB6 1GD

A well-presented, four bedroom end of terrace town house situated in the much sought after Highfields Development. Minimum 12 month let. Unfurnished. EPC C. Available immediately.

- Entrance Hall & Cloakroom
- Open Plan Kitchen/Dining Room
- Utility Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Gated Car Port & Off Road Parking
- Enclosed Rear Garden
- Gas Central Heating
- 12 Month Minimum Let

Rent: £1,500 PCM

Deposit: £1730



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 to front, staircase rising to first floor with useful understairs storage cupboard, radiator, laminate flooring, wall mounted fuse box. Door to :-

KITCHEN/DINER 22'0" x 9'10" (6.70 m x 3.00 m) Recently converted to create lovely open plan family space. Double glazed windows to front and rear. Fitted with a range of high gloss wall and base units, drawer units, glazed units, metro style tiled splashbacks and worksurfaces over. Inset 1 & 1/2 sink unit with mixer tap, four ring gas hob with stainless steel extractor hood over, built-in stainless steel single oven, space and plumbing for dishwasher, space for fridge/freezer, ceramic tiled flooring which continues through to Dining area with radiator.

UTILITY ROOM With part glazed door to rear garden. Fitted with a range of high gloss wall and base units with metro style tiled splashbacks and work surfaces over, inset sink unit with mixer tap, plumbing for washing machine, personal door to rear garden.

CLOAKROOM Fitted with a two piece suite comprising low level WC, corner wash hand basin with mixer tap and tiled splashbacks. Vinyl flooring, radiator.

FIRST FLOOR LANDING with double glazed window to front, radiator, staircase rising to second floor, airing cupboard housing hot water cylinder.

FAMILY BATHROOM with double glazed window to rear. Fitted with a three piece white suite comprising bath with mixer taps and shower attachment over, low level WC, wash hand basin, heated towel rail, tiled splashbacks, ceramic tiled flooring.

SITTING ROOM 17'9" x 11'2" (5.40 m x 3.40 m) with vaulted ceiling, double glazed window to front, Juliette balcony doors to rear, two radiators.

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

BEDROOM FOUR 10'6" x 9'10" (3.20 m x 3.00 m) with double glazed window to rear, radiator.

SECOND FLOOR LANDING with radiator.

BEDROOM ONE 9'10" x 9'6" (3.00 m x 2.90 m) with double glazed window to rear, radiator, built-in three door wardrobe with overhead storage and hanging space, access to loft and door to:-

EN-SUITE with double glazed window to rear. Fitted with a three piece suite comprising low level WC, wash hand basin, corner shower cubicle, heated towel rail, tiled splashbacks, extractor fan, shaver point and ceramic tiled flooring.

BEDROOM TWO 13'1" x 8'6" (4.00 m x 2.60 m) with two double glazed dormer windows to front, useful over stairs storage area, further recess which would be ideal for built-in wardrobes, radiator.

EXTERIOR The property fronts the road with a front garden and path leading to front door. To the side there is gated vehicular access to the undercover parking with access into the rear garden and further car parking space behind. The property benefits from a fully enclosed mainly lawned rear garden (enclosed by fencing) with hardstanding for timber shed.

COUNCIL TAX BAND Band D

EPC RATING C 76

NOTES This is a fully managed property. The landlord may consider a pet. JVD - 6336





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.