



Victoria Street, Littleport, Ely, Cambridgeshire CB6 1LX

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## Victoria Street, Littleport, Ely, Cambridgeshire CB6 1LX

A charming two bedroom period property situated in a central village location just a short walk from the mainline station and benefiting from off road parking and courtyard garden.

- Entrance Lobby
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking
- Courtyard Garden
- Central Village Location

**Guide Price: £219,995**





**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.

**ENTRANCE LOBBY** with entrance door to side, vaulted ceiling, feature window to garden, bespoke built-in cupboards with shelving and hanging space. Wood flooring, radiator, door to:-

**SITTING ROOM/DINING ROOM** 15'8" x 14'0" (4.77m x 4.26m) with feature sash windows to front and side aspects, stairs rising to first floor with useful storage recess under, two radiators, door leading to:-

**GALLERIED KITCHEN** 15'7" x 6'7" (4.75m x 2.00m) with sash window to front aspect. Fitted with an attractive range of wall and base units with work surfaces over and metro style tiled splashbacks. Inset four ring gas hob with extractor hood over, built-in oven and microwave, inset butler style sink unit with mixer tap, double radiator, further built-in appliances include washing machine and slimline dishwasher. Ceramic tiled flooring.

**FIRST FLOOR LANDING** with access to loft. Double door built-in storage cupboard with shelving and rails.

**BEDROOM ONE** 14'3" x 9'0" (4.35m x 2.75m) with feature sash window to front aspect, double radiator.

**BEDROOM TWO** 9'1" x 6'5" (2.78m x 1.95m) with sash window to front aspect, radiator, laminate flooring.

**BATHROOM** Recently fitted with an attractive three piece suite comprising high flush WC, pedestal wash hand basin and bath with separate over and overhead drencher. Metro style tiled splashbacks, opaque window to garden, laminate flooring, heated towel rail.

**EXTERIOR** The property is approached by gated access which leads the walled enclosed courtyard garden with a beautiful Cherry blossom tree, a variety of plant and shrub borders and patio area.

To the right hand side of the property there is access to the off road parking for two vehicles at the rear.

**Tenure** The property is freehold

**Council Tax** Band B    **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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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. 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.