



Jersey Way, Littleport, Ely, CB6 1GF

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Jersey Way, Littleport, Ely, Cambridgeshire, CB6 1GF

A modern three bedroom terraced home situated on a popular development with garage and off road parking and conveniently located for the local primary school.

- Terraced Family Home
- Living Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Enclosed Rear Garden
- Garage & Off Road Parking

Guide Price: £265,000



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.

ENTRANCE HALL with staircase rising to first floor, laminate flooring.

KITCHEN/DINING ROOM 13'11" x 9'4" (4.25m x 2.85m) with double glazed window to front aspect. Fitted with a matching range of wall and base units with work surfaces over and tiled splashbacks. Inset 1 & 1/2 bowl stainless steel sink unit with mixer tap, plumbing for both washing machine and dishwasher, built-in Bosch four ring gas hob with Bosch extractor canopy over and double oven. Space for fridge freezer, radiator, laminate flooring.

LIVING ROOM 13'7" x 13'5" (4.15m x 4.10m) with double glazed window and double glazed patio doors to rear aspect, useful understairs storage cupboard, two radiators.

DOWNSTAIRS CLOAKROOM with opaque double glazed window to front aspect. Fitted with a two piece suite comprising low level WC and wash hand basin. Wall mounted fuse box, radiator, laminate flooring.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 13'5" x 9'7" (4.10m x 2.91m) with double glazed window to front aspect, built-in double wardrobe, radiator, door leading to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Tiled splashbacks, heated towel rail, laminate flooring.

BEDROOM TWO 10'6" x 9'6" (3.20m x 2.90m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 8'10" x 6'9" (2.70m x 2.07m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with mixer tap over. Tiled splashbacks, extractor fan, opaque double glazed window to rear aspect, heated towel rail and laminate flooring.

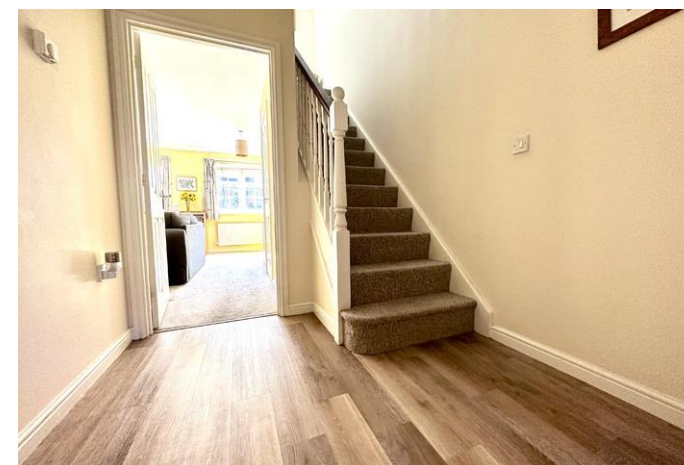
EXTERIOR The rear garden is fully enclosed and is predominantly laid to lawn with patio area directly from the property. Steps leading up to gated access to the rear which in turn leads to the single GARAGE with up and over door and off road parking.

Tenure The property is Freehold.
Communal Maintenance Charges of £96.90 payable every 6 months.

Council Tax Band D **EPC** To follow

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6790





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.