



Croft Park Road, Littleport, CB6 1NZ

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Croft Park Road, Littleport, Ely, Cambridgeshire, CB6 1NZ

A three bedroom end of terrace bungalow situated on a generous corner plot in a small cul-de-sac with garage en-bloc and off road parking located in this well served village location. No Upward Chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Enclosed Rear Garden
- Garage En-bloc
- No Upward Chain

Guide Price: £239,950



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 radiator, built-in cupboard with shelving, airing cupboard housing water cylinder and slatted shelves, cloaks cupboard with double doors.

SITTING ROOM 15'7" x 11'8" (4.75 m x 3.55 m) with double glazed window to rear, radiator, door to conservatory/rear porch, feature built-in shelving, coal effect electric fire and surround, archway leading to:-

DINING ROOM 13'7" x 10'0" (4.15 m x 3.05 m) with radiator, door to entrance hall and door to:-

KITCHEN 13'7" x 7'9" (4.15 m x 2.35 m) with double glazed window to front. Fitted with a range of wall and base units with work surfaces over and tiled splashbacks. Inset single drainer sink unit with mixer tap, four ring electric hob with built-in oven below and extractor canopy over, built-in slimline dishwasher, plumbing for washing machine and space for fridge. Breakfast bar and vinyl flooring.

CONSERVATORY/REAR PORCH 7'5" x 4'3" (2.26 m x 1.30 m) with double glazed window, door to rear garden and polycarbonate roof.

BEDROOM ONE 13'7" x 8'11" (4.15 m x 2.72 m) with double glazed window to rear, radiator, built-in bedroom furniture comprising four door wardrobes, overhead storage and dressing table.

BEDROOM TWO 13'7" x 8'11" (4.15 m x 2.73 m) maximum measurements. Double glazed window to front, radiator.

BEDROOM THREE 9'10" x 7'9" (3.00 m x 2.36 m) with double glazed window to rear. Radiator.

SHOWER ROOM Recently fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and walk-in double shower cubicle. Opaque double glazed window to front, vinyl flooring, radiator.

EXTERIOR The property is sat on a generous corner plot with a hard landscaped front garden and side gated access leading to the rear. The rear garden offers an excellent level of privacy and is predominantly laid to lawn with plant and shrub borders. Timber shed.

GARAGE EN-BLOC with up and over door.

Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

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Ref MJW/6753





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.