



New Road, Littleport, Ely CB6 1PX

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New Road, Littleport, Ely, Cambridgeshire CB6 1PX

A spacious two bedroom detached bungalow with a delightful garden, off street parking and the benefit of no upward chain, conveniently placed for local facilities less than a mile from the mainline railway station.

- Entrance Lobby
- Fitted Kitchen
- Living Room
- Two Double Bedrooms
- Bathroom
- Driveway Parking
- Cottage Style Garden

Guide Price: £280,000



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 LOBBY Of double glazed and PVCu construction with additional door giving access to the rear of the property and door with double glazed insets through to:-

FITTED KITCHEN 12'5" x 10'8" (3.79 m x 3.26 m) with double glazed window. Comprehensively fitted with a matching range of high gloss soft closing wall and base units with drawers and work surfaces over with matching upstands. Space and plumbing for both dishwasher and washing machine, built-in double oven/grill and four ring halogen hob with stainless steel splashback and matching extractor fan. Radiator, wood effect flooring and downlighters to ceiling.

LIVING ROOM 23'7" x 11'1" (7.18 m x 3.38 m) extending to 3.45m. Dual aspect room with double glazed window to side and double French doors to the rear garden. Two radiators, fireplace with inset wood burning stove and granite style hearth. Door to:-

INNER HALL which in turn leads to the bedrooms.

BEDROOM ONE 13'5" x 10'11" (4.10 m x 3.33 m) with double glazed window to rear. Radiator.

BEDROOM TWO 12'0" x 10'1" (3.67 m x 3.07 m) with double glazed window. Radiator.

BATHROOM Situated off a small lobby via the kitchen, the fully tiled suite comprises panel enclosed bath with mixer tap and shower over, low level WC and pedestal wash hand basin. Double glazed window, ceramic tiled floor, radiator.

EXTERIOR Immediately to the rear of the bungalow is an extensive block paved driveway / terrace, accessed via a five bar gate from New Road. Beyond this the garden is very much in a cottage style and is predominantly laid to lawn with several fruit trees, a variety of shrubs and perennials and enclosed by fencing on one side with a mature Laurel hedge to the other.

Tenure The property is Freehold

Council Tax Band C

EPC To Follow

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Ref GVD/6780





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. (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.