

**APPROVED**

DRAFT COPY

.....Signature

.....Date



Highfield Drive, Littleport, Ely, Cambridgeshire,  
CB6 1GA

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**pocock & shaw**

Residential sales, lettings & management

## 57 Highfield Drive, Littleport, Ely, Cambridgeshire, CB6 1GA

A newly decorated three bedroom mid terrace house situated on this modern popular development in this well served village location. EPC TBC. Available Immediately.

- Entrance Hall & Downstairs Cloakroom
- Kitchen/Dining Room
- Sitting Room
- Three Bedrooms (En-Suite to Bedroom One)
- Family Bathroom
- Enclosed Rear Garden
- Allocated Parking to Rear
- Gas Central Heating
- Newly Decorated & New Carpets

**Rent: £1,150 PCM**

**Deposit: £1326.00**



**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** with door to front, staircase rising to first floor, radiator.

**DOWNSTAIRS CLOAKROOM** Two piece suite comprising low level WC, wash hand basin, radiator.

**KITCHEN / DINING ROOM** 13'9" x 6'0" (4.19 m x 1.82 m) Window to front aspect. fitted with a range of matching wall and base units with work surfaces over. Inset single drainer 1 1/4 bowl sink unit. Fitted electric oven, gas hob with extractor over, washing machine, dishwasher and fridge/freezer.

**SITTING ROOM** 15'6" x 15'1" (4.72 m x 4.60 m) Double glazed window to rear and French doors leading to rear garden. Laminate wood flooring, understairs storage cupboard and radiator.

**FIRST FLOOR LANDING** Double glazed window to side aspect, airing cupboard.

**BEDROOM ONE** 13'3" x 9'4" (4.04 m x 2.84 m) With double glazed window to front aspect, built in wardrobes and radiator.

**ENSUITE SHOWER ROOM** Three piece suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail.

**BEDROOM TWO** 11'2" x 9'4" (3.40 m x 2.84 m) Double glazed window to rear, radiator.

**BEDROOM THREE** 8'7" x 6'8" (2.62 m x 2.03 m) Double glazed window to front, radiator.

**FAMILY BATHROOM** Comprising panel bath with shower attachment over, low level WC and wash hand basin. Window to rear and heated towel rail.

**EXTERIOR** To the rear is a south facing garden with paved patio and lawn. Garden shed. Rear pedestrian access leading to allocated parking.

**COUNCIL TAX BAND** Band B

**EPC RATING** TBC

**VIEWINGS** By appointment with Pocock & Shaw Ely Ltd. Tel: 01353 668091, e: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

**REFERENCE** JVD/6663

**NOTES** The property is Non-Managed.



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