



Friars Way, Littleport, Ely, Cambridgeshire CB6 1LF

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Friars Way, Littleport, Ely, Cambridgeshire, CB6 1LF

A superbly appointed two double bedroom end of terrace property which lies in a convenient near central location in this popular mainline served village.

- Entrance Hall & Cloakroom
- Living Room
- Dining Room
- Kitchen & Utility Area
- Garden Room/Conservatory
- Two Bedrooms
- Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

Guide Price: £240,000



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 Entrance door with double glazed stained glass effect insets, staircase rising to first floor, ceramic tiled flooring, dado rail, radiator, built-in cloaks/understair cupboard. Door to:-

CLOAKROOM with double glazed window to side. Suite in white comprising WC and corner wash hand basin with mixer tap. Fully tiled walls and floor.

FRONT RECEPTION ROOM 11'11" x 11'6" (3.63 m x 3.51 m) with double glazed window to front. Wood effect laminate flooring, radiator, fireplace with tiled hearth and inset coal effect gas fire. Double doors with glazed insets through to:-

DINING ROOM 11'10" x 8'5" (3.60 m x 2.56 m) with ceramic tiled floor, archway and walkway through to kitchen, radiator, archway to hall.

KITCHEN 9'10" x 9'11" (3.00 m x 3.01 m) with double glazed window to rear and door to garden room. Fitted with a matching range of wall and base units with drawers and work surfaces over with metro style tiled splashbacks. Built-in cooking appliances in a stainless steel finish include a four ring gas hob with extractor hood over adjacent to which a Stoves double oven/grill. Inset single drainer I & 1/3 bowl sink unit with mixer tap. Wall mounted gas boiler serving the central heating and hot water systems. Laminate wood effect flooring.

UTILITY AREA 9'11" x 6'10" (3.02 m x 2.08 m) Work surface with inset stainless steel single drainer sink unit, tiled splashbacks, plumbing and space for washing machine. Extractor fan.

GARDEN ROOM/CONSERVATORY 9'10" x 6'8" (3.00 m x 2.03 m) Of PVCu construction under a mono pitched polycarbonate roof with laminate wood effect flooring and double doors to garden.

FIRST FLOOR LANDING with window to side on return of staircase, laminate wood flooring, door to:-

BEDROOM ONE 15'5" x 8'5" (4.70 m x 2.56 m) with double glazed window to front. Wood effect laminate flooring, radiator, built-in cupboard.

BEDROOM TWO 11'8" x 9'7" (3.56 m x 2.91 m) with double glazed window to rear. Radiator.

BATHROOM 8'4" x 7'3" (2.54 m x 2.21 m) Contemporary suite in white comprising 'P' shaped shower bath with 6" square fixed drencher head, separate handrail and mixer taps below, pedestal wash hand basin with mixer taps and close coupled WC. Chrome finished towel rail / radiator.

EXTERIOR The property is set back from the road behind a front garden which is laid to lawn with a central slate bed and several shrubs. Adjacent to this is a pathway leading to the rear garden, a parking area for at least two vehicles which then in turn leads to the garage. The rear garden is a particular feature of the property. It consists of a paved patio with a pergola over, beyond which it is predominantly laid to lawn and bordered on both sides by shaped beds with a variety of shrubs and perennials. Brick shed with power and window, whilst at the very rear of the garden is a timber shed.

GARAGE with up and over door, personnel door from side.



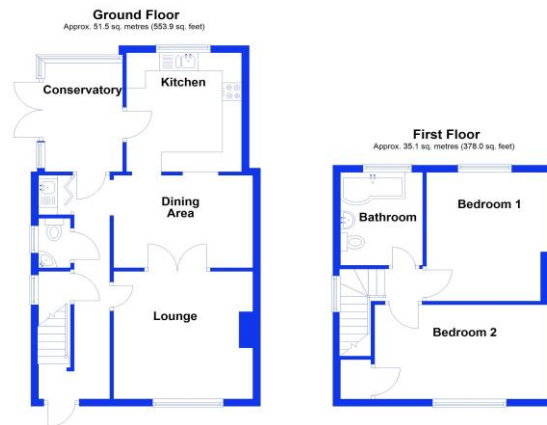


Tenure The property is Freehold

Council Tax Band B **EPC** D (63/80)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6837



Total area: approx. 86.6 sq. metres (931.9 sq. feet)

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.