



Fishers Bank, Littleport, Ely, CB6 1LN

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Residential sales, lettings & management

## 36 Fishers Bank, Littleport, Ely, CB6 1LN

A well-presented three bedroom townhouse set in a cul-de-sac overlooking a play park. EPC C (72). Available Immediately.

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- KITCHEN
- MAIN BEDROOM WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- GARAGE
- GAS CENTRAL HEATING

**Rent: £975 PCM**

**Deposit: £1125**



**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** Radiator, staircase to first floor.

**CLOAKROOM** Low level WC, wash basin, radiator.

**SITTING ROOM** 14'9" x 12'10" (4.50 m x 3.90 m) Radiator, French doors to rear garden.

**KITCHEN** 9'10" x 5'11" (3.00 m x 1.80 m) Comprising single drainer stainless steel sink unit, with cupboards below. Base units with work surfaces over and matching range of wall mounted cupboards. Four ring gas hob with extractor over, built in low level electric oven. Space for washing machine and fridge/freezer.

**FIRST FLOOR LANDING** Cupboard.

**BEDROOM TWO** 9'2" x 8'2" (2.80 m x 2.50 m) Wardrobe, radiator.

**BEDROOM THREE** 9'6" x 7'3" (2.90 m x 2.20 m) Window facing rear aspect, radiator.

**BATHROOM** Comprising panel bath with shower over, low level WC and pedestal wash basin. Tiled splashbacks, vinyl flooring and radiator.

## **SECOND FLOOR LANDING**

**MAIN BEDROOM** 12'10" x 10'2" (3.90 m x 3.10 m) Window to front aspect, velux window, wardrobe, radiator. Door to:

**ENSUITE SHOWER ROOM** Comprising shower cubicle, pedestal wash basin, low level WC, radiator.

**REAR GARDEN** Enclosed and laid to lawn.

**GARAGE & PARKING SPACE** Located at the rear of the property.

**NOTES** EPC C (72)  
Council Tax Band C  
The property is Fully Managed

**Viewing** By Arrangement with Pocock & Shaw  
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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