



The Moorings, Lynn Road, Littleport, Ely,
Cambridgeshire, CB6 1FU
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Residential sales, lettings & management

The Moorings, Lynn Road, Littleport, Ely, Cambridgeshire, CB6 1FU

An ideal first time or investment purchase situated in an ideal location close to the railway station and river. No upward chain.

- Three Bedrooms
- Sitting Room
- Kitchen Area
- Cloakroom
- Family Bathroom
- Parking
- Close To The Railway Station
- No Upward Chain

Guide Price: £225,000



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 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 stairs rising to first floor and radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC with tiled splashbacks and pedestal wash hand basin with mixer tap. Tiled floor.

OPEN PLAN KITCHEN AREA/SITTING ROOM 9'8" x 6'0" (2.94 m x 1.82 m) Kitchen area with double glazed window to rear. Comprehensively fitted with an attractive range of wall and base units with work surfaces over and tiled splashbacks, inset stainless steel sink unit with mixer tap, electric hob, built in single electric oven with pull out extractor hood over. Integrated fridge/freezer, space and plumbing for washing machine, wood effect flooring and leading to the side. wood effect flooring. Opening to:-

SITTING ROOM 17'10" x 9'10" (5.43 m x 2.99 m) with double glazed window to rear, 2 x radiators and useful understair cupboard.

FIRST FLOOR LANDING with radiator and stairs rising to top floor.

BEDROOM TWO 11'6" x 6'8" (3.51 m x 2.03 m) with double glazed window to rear, radiator, built in wardrobe and door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, WC and pedestal wash hand basin. Tiled splashbacks, wall mounted heated towel rail and tiled floor.

BEDROOM THREE 9'8" x 6'2" (2.95 m x 1.87 m) with double glazed to front and radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and bath with shower attachment over. Tiled splashbacks, wall mounted heated towel rail and tiled flooring.

TOP FLOOR Opening onto:-

BEDROOM TWO 13'0" x 9'9" (3.97 m x 2.96 m) with Velux windows to front, double glazed window to the rear and radiator. Split level storage area with wall mounted gas fired boiler.

EXTERIOR The property sits opposite the river Great Ouse with far reaching views across farmland and within a short walk of the railway station. Allocated parking space and timber framed bin store.

TENURE The property is Freehold. There is an approximate annual charge of £250 for the maintenance of the communal areas.

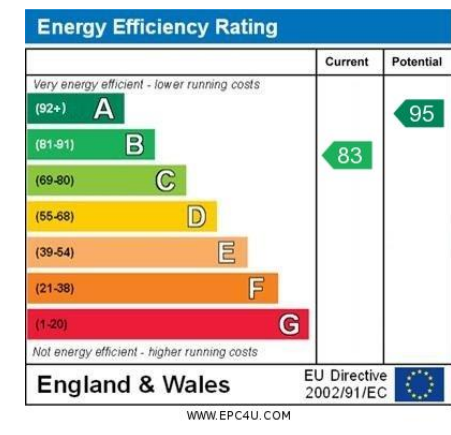
COUNCIL TAX Band B.

EPC B (83)

VIEWING Viewing By Arrangement with Pocock & Shaw
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REF MJW/6673





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.