



Cedar Court, Littleport, Ely, CB6 1PA

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Cedar Court, Littleport, Ely, Cambridgeshire CB6 1PA

A recently modernised three bedroom mid-terrace house situated in a central village location with parking and garage within easy access of the train station. No upward chain.

- Entrance Porch & Hallway
- Refitted Kitchen/Breakfast Room
- Sitting Room
- Three Bedrooms
- Refitted Family Bathroom
- Front & Rear Gardens
- Off Road Parking & Garage En-Bloc
- No Upward Chain

Guide Price: £199,950



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 PORCH with double glazed entrance door to front, ceramic tiled flooring, door to:-

INNER HALLWAY with radiator, laminate flooring.

KITCHEN/BREAKFAST ROOM 12'4" x 9'5" (3.76 m x 2.88 m) with double glazed window to front. Recently fitted with wall and base units with work surfaces over, inset I & 1/2 bowl single drainer stainless steel sink unit with mixer tap, metro style tiled splashbacks, space for cooker, plumbing and spaces for dishwasher and washing machine, space for fridge freezer, vinyl flooring, radiator.

SITTING ROOM 16'0" x 11'9" (4.87 m x 3.57 m) with double glazed window and double glazed patio doors opening to rear garden. Staircase rising to first floor with useful storage recess under, radiator.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 11'9" x 8'10" (3.59 m x 2.70 m) with double glazed window to rear, radiator.

BEDROOM TWO 9'5" x 7'7" (2.88 m x 2.32 m) with double glazed window to front, radiator.

BEDROOM THREE 8'3" x 6'9" (2.52 m x 2.06 m) with double glazed window to rear, radiator, useful overstairs storage recess.

BATHROOM Recently refitted with a three piece suite comprising low level WC, wash hand basin bath with separate shower over. Mermaid style splashbacks, opaque double glazed window to front, vinyl flooring, radiator.

EXTERIOR The front is enclosed by picket fencing with a gravelled garden. The rear garden is enclosed by wood panel fencing with a large patio area directly from the property and currently rotovated. Off road parking and GARAGE en-bloc.

Tenure The property is Freehold

Council Tax Band B

EPC C (74/87)

Viewing By Arrangement with Pocock & Shaw
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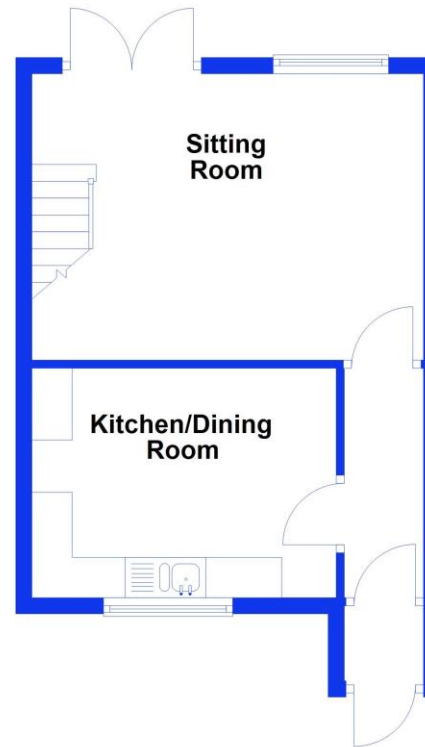
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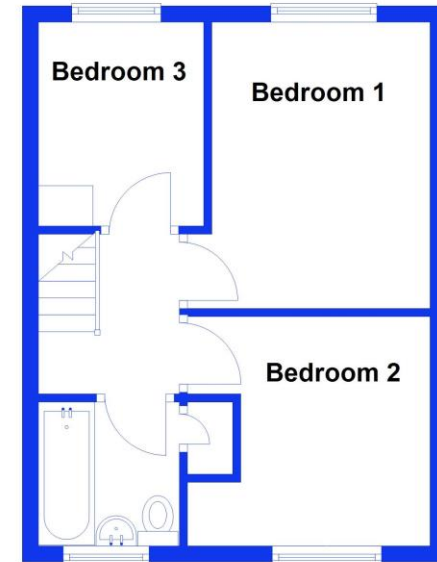
Ground Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 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. 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.