



City Road, Littleport, Ely, Cambridgeshire CB6 1NF

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City Road, Littleport, Ely, Cambridgeshire CB6 1NF

**Guide Price of £80,000 - £100,000 to be sold
by Auction on 12th June 2024.**

A three bedroom detached property, in need of renovation, situated in a central village location close to the railway station and being offered with the benefit of no upward chain. Cash Buyers Only.

- Detached Property In Need of Renovation
- Entrance Hall / Dining Area
- Kitchen, Lounge
- Three Bedrooms, Shower Room
- Enclosed Garden with Outbuildings/Sheds
- No Upward Chain

**Auction Guide Price: £80,000 -
£100,000** To be Sold by Auction on 12th June
2024 by livestream.



AUCTION The property is set to be auctioned by **AUCTION HOUSE EAST ANGLIA** (Peterborough Office) on the 12th June 2024 by livestream.

Tele 01733 889833

Contact Mr Gary Davison

For Legal Packs and bidding instructions please visit Auction House at <https://www.auctionhouse.co.uk/eastanglia>

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 / DINING AREA 14'5" x 12'10" (4.40 m x 3.90 m) with entrance door to front, dual aspect room with double glazed windows to front and rear, stairs rising to first floor with storage cupboard under, radiator, gas fire, door leading to living area and opening to:-

KITCHEN 14'1" x 6'11" (4.30 m x 2.10 m) Dual aspect with double glazed windows to front and rear, sliding door opening to pantry. Fitted with a matching range of wall and base units with work surfaces over, inset sink unit with mixer tap, tiled splashbacks, space for cooker, fridge freezer, vinyl flooring, extractor fan.

LOUNGE 14'5" x 14'1" (4.40 m x 4.30 m) Dual aspect with double glazed windows to front and side, radiator, gas fire.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 14'5" x 14'1" (4.40 m x 4.30 m) Dual aspect with double glazed windows to side and front, radiator, built-in wardrobes with sliding doors.

BEDROOM TWO 14'5" x 8'10" (4.40 m x 2.70 m) with double glazed window to front, two built-in wardrobes - one of which houses the gas boiler.

BEDROOM THREE 8'2" x 7'7" (2.50 m x 2.30 m) with double glazed window to front. Radiator.

SHOWER ROOM with opaque double glazed window to front. Fitted with a three piece suite comprising wash hand basin, low level WC and shower cubicle. Tiled surrounds, radiator, vinyl flooring.

EXTERIOR The property is accessed via a passageway. The garden is mainly hard landscaped with plant and shrub borders and enclosed by wood panel fencing. Outside storage shed, previously used as a utility area, measuring 9' 3" x 4' 0" (2.83m x 1.22m) with power connected. Further storage outbuilding/shed.

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Tenure The property is Freehold

Council Tax Band D **EPC D** (60/85)

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6495





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