



Wisbech Road, Littleport, Ely, Cambridgeshire CB6 1JH

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A one double bedroom end of terrace period cottage with a delightful rear garden and modern bathroom suite which lies in a convenient near central position approximately one mile from the mainline railway station and close to local amenities in this popular village location.

- No Upward Chain
- Living Room
- Kitchen
- Double Bedroom
- Modern Bathroom Suite
- Front Garden
- Good Size Rear Garden
- Brick Outbuildings / Storage Area

Guide Price: £145,000



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.

LIVING ROOM 13'2" x 11'1" (4.02 m x 3.37 m) with double glazed window to front and PVCu entrance door with double glazed insets. Attractive fireplace (presently not in use) with a raised brick hearth and exposed brick chimney breast. Three wall light points, radiator, timber panel door with Suffolk style latch through to; -

KITCHEN 10'7" x 7'11" (3.22 m x 2.41 m) with double glazed window to rear overlooking the garden and PVCu door with double glazed insets. Staircase rising to first floor. Range of wall and base units with tiled splashbacks and inset single drainer sink unit, recess for washing machine or dishwasher, cooker recess with extractor hood over (not tested), wall mounted gas fired boiler serving the central heating and hot water systems. Two useful understair storage areas - one of which may suit an upright fridge freezer (subject to measurements).

FIRST FLOOR LANDING with useful storage cupboard.

BEDROOM 13'1" x 11'0" (4.00 m x 3.36 m) with double glazed window to front and side. Attractive cast iron feature fireplace, radiator.

BATHROOM with double glazed window to rear. Modern suite in white comprising WC, pedestal wash hand basin with mixer tap and shower bath with tiled surrounds, mixer tap and shower unit over. Radiator.

EXTERIOR The property is set back via a front garden with a block paved pathway. Side access leads to the rear garden which consists of a paved patio, adjacent to which is a brick outbuilding with two storage sheds. Beyond this the remaining garden is predominantly laid to lawn. There is also a right of access for the neighbouring cottage.

Tenure The property is Freehold

Council Tax Band A

EPC D (66/91)

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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.