



Old School Close, Littleport, Ely, CB6 1ET

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Old School Close, Littleport, Ely, Cambridgeshire, CB6 1ET

A spacious three bedroom mid-terrace property situated within a highly regarded cul-de-sac location close to the village centre and with the benefit of no upward chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Spacious Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Low Maintenance Gardens
- Two Parking Spaces
- No Upward Chain

Guide Price: £239,000



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.

ENTRANCE HALL Entrance door with double glazed insets to front, staircase rising to first floor with useful cupboard under, laminate wood flooring, radiator. Door to:-

CLOAKROOM with double glazed window to front. Fitted with a two piece suite comprising low level WC an wash hand basin with tiled splashbacks. Radiator.

SITTING ROOM 13'10" x 11'4" (4.22 m x 3.45 m) with double glazed window to front. Radiator, laminate wood flooring, feature fireplace.

SPACIOUS KITCHEN/DINING ROOM 18'10" x 9'8" (5.75m x 2.95m)

DINING AREA with double glazed sliding patio doors to rear garden, laminate wood flooring and radiator.

KITCHEN with double glazed window to rear. Comprehensively fitted with a matching range of painted wall and base units with roll edge work surfaces over and tiled splashbacks. Built-in cooking appliances include electric oven/grill with four ring gas hob and extractor hood over - all in a stainless steel finish.

Single drainer sink unit with mixer tap, plumbing and space for washing machine, glazed display cupboard, wall mounted combi gas boiler serving the central heating and hot water systems. Recess for upright fridge freezer (subject to measurements).

FIRST FLOOR LANDING with hatch to roof space, linen cupboard.

BEDROOM ONE 11'4" x 10'6" (3.46 m x 3.20 m) with double glazed window to rear. Radiator.

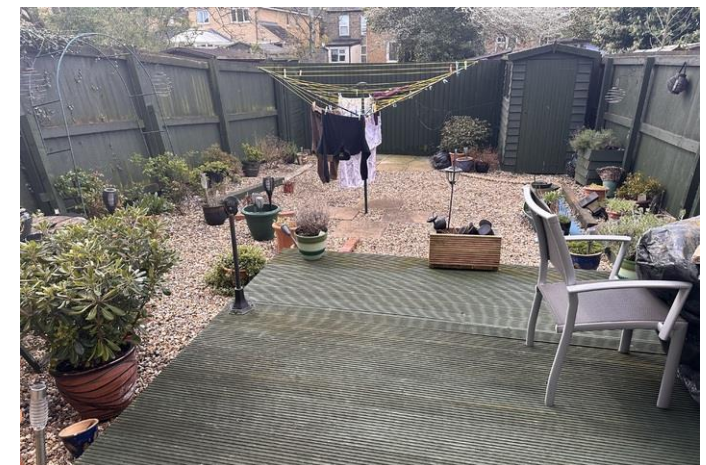
BEDROOM TWO 10'9" x 10'6" (3.27 m x 3.20 m) with double glazed window to front, built-in cupboard, radiator.

BEDROOM THREE 9'10" x 8'0" (3.00 m x 2.45 m) with double glazed window to front. Radiator.

BATHROOM with double glazed window to rear. Fitted with a white suite comprising panel enclosed bath with shower unit over, 6" drencher and separate hand attachment, low level WC and pedestal wash hand basin. Tiled surrounds, extractor fan, radiator.

EXTERIOR Designed with low maintenance in mind, the property is set back behind a gravelled frontage, beyond which is a parking area for two vehicles (subject to measurements).

Enclosed by timber panel fencing, the rear garden consists of a raised timber deck terrace from the house, beyond which it is mainly gravelled and paved.





Tenure - The property is Freehold

Council Tax - Band B

EPC C (71/86)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD/6701

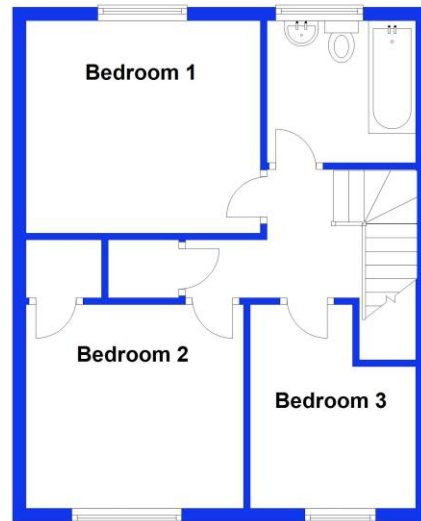
Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 84.0 sq. metres (904.4 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. (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.