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Yeomans Way, Littleport, CB6 1FL

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Residential sales, lettings & management

Yeomans Way, Littleport Ely, Cambridgeshire CB6 1FL

A modern two double bedroom mid terraced house which is offered in good order throughout with the benefit of double glazing, gas central heating and two residents parking spaces.

- ENTRANCE HALL
- LIVING ROOM
- INNER HALL
- CLOAKROOM
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- TWO ALLOCATED PARKING SPACES

£950pcm - Unfurnished
Available Now - Non-managed
Deposit £1096.00



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 Littleport & East Cambs Academy opening September 2017, and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL

Part glazed front door, radiator, stairs to first floor. Door to:

LIVING ROOM 12' 4" x 10' 4" (3.77m x 3.16m)

Double glazed window facing front aspect, radiator and laminate flooring. Door to:

INNER HALL

Deep understairs cupboard, coat hooks

CLOAKROOM Comprising low level WC, pedestal wash basin, radiator and vinyl flooring.

KITCHEN/DINER 13' 7" x 11' 4" (4.16m x 3.46m)

One and a half bowl single drainer stainless steel sink unit with mixer tap. Range of base units and drawers with work surfaces over and matching range of wall mounted cupboards. Electric low level oven and four ring gas hob with stainless steel splashback. Extractor over. Integrated dishwasher, space for upright fridge/freezer and space for washing machine. Wall mounted gas boiler. Space for dining table, radiator. Double glazed window facing rear garden and glazed door to garden.

FIRST FLOOR LANDING

BEDROOM ONE

13' 7" x 9' 7" (4.15 max into recess m x 2.94m) Two double glazed windows facing front aspect. Radiator, built in cupboard.

BEDROOM TWO

13' 7" x 10' 5" (4.16m x 3.18m) Radiator, triple built in wardrobe.

BATHROOM Comprising panel bath with shower over and glazed shower screen. Pedestal wash basin, low level WC, mirrored bathroom cabinet. Heated towel rail, vinyl flooring.

EXTERIOR

REAR GARDEN Laid to lawn with patio area and paved path leading to rear gate. Timber garden shed with light and power, Outside light, tap and electric power points.

TWO ALLOCATED PARKING SPACES

Located directly outside rear gate.

FRONT GARDEN

Laid to lawn with hedge screening.

RESTRICTIONS

No smokers, no pets.

EPC B83

VIEWING

By appointment via Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk

REF JVD/5717





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