



Highfield Drive, Littleport, Ely, CB6 1GA

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Residential sales, lettings & management

63 Highfield Drive, Littleport, Ely, CB6 1GA

A modern three bedroom mid terrace house on popular residential development with ensuite to main bedroom and two allocated parking

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- FITTED KITCHEN/DINER
- MASTER BEDROOM WITH EN SUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN

Rent £1,100 PM Deposit £1269
Unfurnished - Let Only
Available Immediately



ENTRANCE HALL Staircase rising to the first floor. Radiator.

CLOAKROOM Comprising low level WC, pedestal wash basin, Radiator.

LIVING ROOM : 16'9" x 14'5" (5.10 m x 4.40 m) facing rear aspect. Double French doors to rear garden. Two radiators, deep downstairs cupboard.

KITCHEN/DINER : 4.26m X 2.86m () Fitted with a matching range of wall and base units with roll edge work surfaces over having tiled splashbacks and inset 1/1/2 bowl stainless steel sink unit. Four ring gas hob with extractor over and fitted low level electric oven. Newly fitted washing machine and fridge/freezer. Plumbing for dishwasher, window facing front aspect. Space for dining table.

FIRST FLOOR LANDING : With airing cupboard housing hot water tank, access to partially boarded loft space.

BEDROOM 1 : 13'5" x 9'6" (4.10 m x 2.90 m) glazed window facing front aspect, radiator, built-in wardrobe. Door to:

ENSUITE SHOWER ROOM Fully tiled shower cubicle, low level WC, pedestal wash basin, heating towel rail.

BEDROOM 2 : 10'6" x 8'10" (3.20 m x 2.70 m) radiator. Window facing rear aspect

BEDROOM 3 : 8'10" x 6'11" (2.70 m x 2.10 m) radiator and window facing front aspect

BATHROOM With suite comprising low level W.C., pedestal hand basin, panelled bath with shower attachment over, heated towel rail.

REAR GARDEN Enclosed, paved patio and laid to lawn with gated pedestrian access. Timber garden shed.

PARKING Two allocated parking spaces to the rear of the garden

Council Tax Band B

EPC TBC

Viewing By Arrangement with Pocock & Shaw
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Ref JVD-5119



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



