



Wellington Street, Littleport, Ely, CB6 1PN

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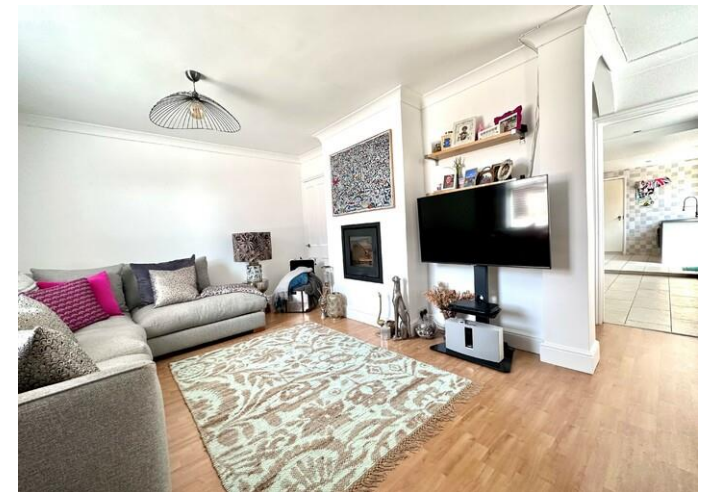
Residential sales, lettings & management

Wellington Street, Littleport, Ely, Cambridgeshire, CB6 1PN

A beautifully presented and rather charming three double bedroom detached home situated in an ideal central village location close to the Railway station.

- Detached Family Home
- Living Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- Three Bedrooms
- Jack & Jill Bathroom
- Garage/Workshop to Rear
- Close to all Village Amenities

Guide Price: £295,000



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 15'7" x 12'0" (4.75 m x 3.65 m) Entrance door and double glazed window to front aspect, radiator, useful understair storage cupboard, laminate flooring. Opening to staircase rising to first floor, door leading to:-

KITCHEN/DINING ROOM 21'2" x 15'7" (6.45 m x 4.75 m)

KITCHEN AREA with double glazed window to side aspect. Fitted with an attractive range of wall and base units with work surfaces over and inset 1 & 1/2 bowl ceramic sink unit with mixer taps over. Island with four ring ceramic induction hob, extractor canopy over and built-in single oven under. Ceramic tiled flooring, space & plumbing for American style fridge/freezer (subject to measurements), wine rack, plumbing for washing machine and dishwasher. Door to garage, tiled flooring continues through to:-

DINING ROOM with double glazed window to side aspect, radiator, breakfast bar which in turn opens back towards the kitchen.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled walls. Double glazed window to side aspect. Radiator.

FIRST FLOOR LANDING Two double glazed windows to rear aspect, radiator.

BEDROOM ONE 15'9" x 15'7" (4.80 m x 4.75 m) Dual aspect with double glazed windows to front and rear. Two radiators, laminate flooring. Door leading to:-

JACK & JILL BATHROOM with doors from the landing and also bedroom one. Fitted with an attractive fully tiled four piece suite comprising vanity unit with inset wash hand basin and mirror to rear, low level WC, freestanding bath and walk-in double shower cubicle with drencher head and handheld attachment. Spotlights, heated towel rail, double glazed window to front aspect, access to loft and ceramic tiled flooring.

BEDROOM TWO 15'7" x 12'0" (4.75 m x 3.65 m) with two double glazed windows to front aspect. Radiator.

BEDROOM THREE 12'2" x 11'0" (3.71 m x 3.35 m) with double glazed window to front aspect, radiator, laminate flooring.

EXTERIOR The property is positioned just off Wellington Street and a small garden area to the front. There is a right of way driveway which allows vehicular access to the garage at the rear.

GARAGE/WORKSHOP 15'3" x 15'5" (4.65 m x 4.71 m) with power and lighting, door to kitchen and further door leading to rear access.

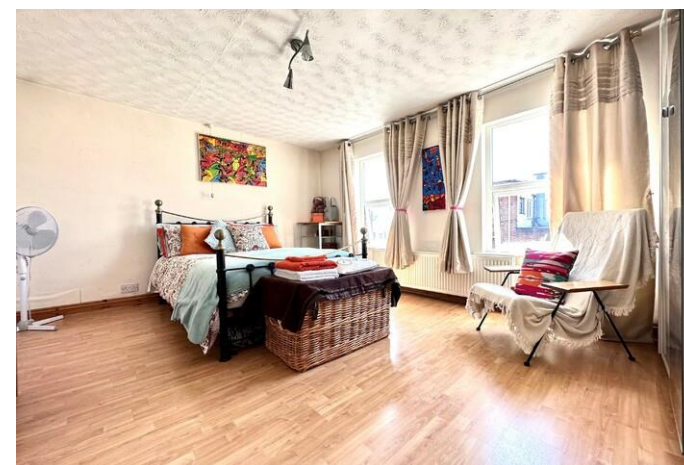
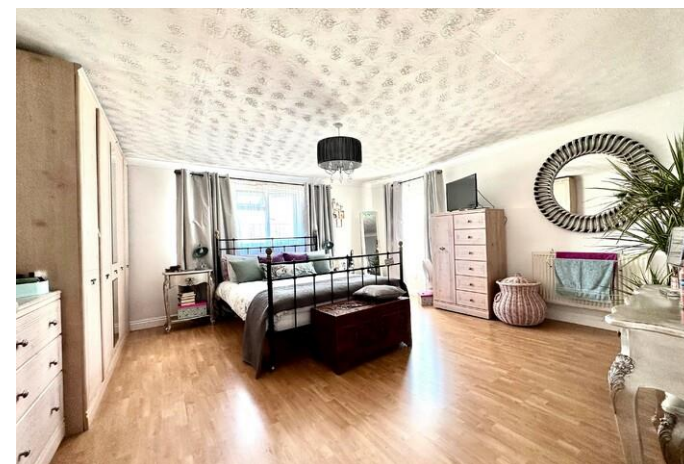
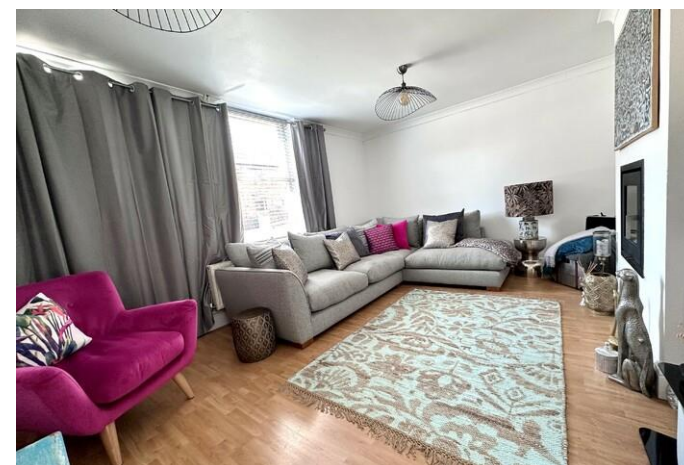
Tenure The property is Freehold

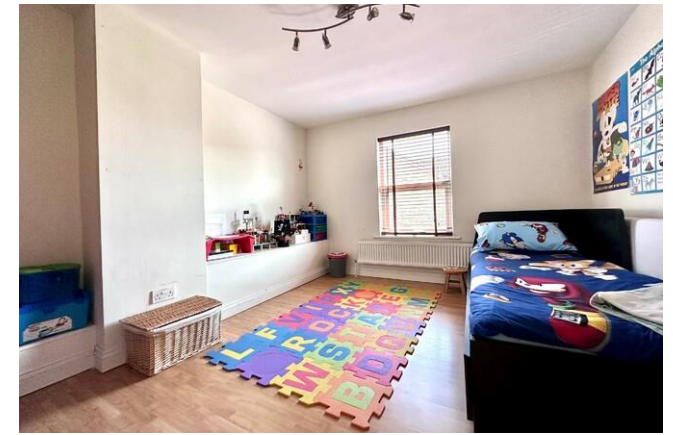
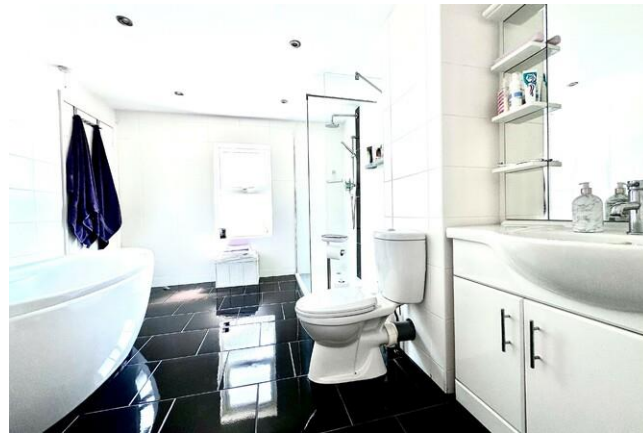
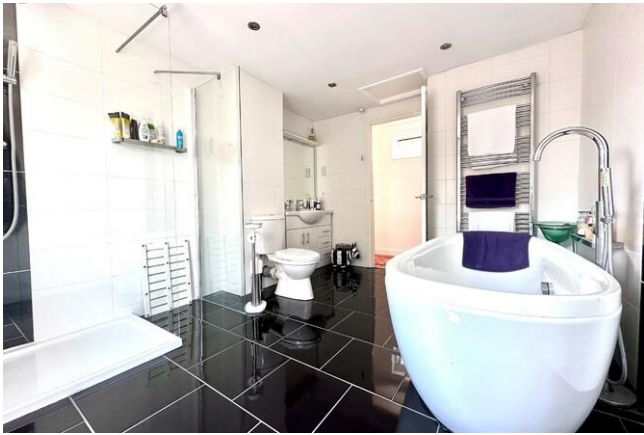
Council Tax Band C

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6741





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.