



Lynn Road, Littleport, CB6 1QG

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Lynn Road, Littleport Ely, Cambridgeshire CB6 1QG

A well presented two double bedroom semi-detached home with a recently fitted Kitchen situated close to the Railway Station and an ideal investment purchase. No Upward Chain.

- Entrance Hall & Cloakroom
- Living Room / Dining Room
- Recently Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Allocated Parking for Two Vehicles
- Enclosed Rear Garden
- Close to Railway Station
- No Upward Chain

Guide Price: £204,950



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 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 with entrance door to front, wall mounted fuse box, staircase rising to first floor, ceramic tiled floor, radiator.

LIVING ROOM / DINING ROOM 17' 2" x 13' 0" (5.25m x 3.97m) with useful understair storage recess, double glazed sliding patio doors opening to rear, laminate flooring, two radiators.

DOWNSTAIRS CLOAKROOM with double glazed window to front. Fitted with a two piece suit comprising low level WC and wash hand basin with tiled splashbacks. Ceramic tiled floor, radiator.

KITCHEN 10' 0" x 6' 1" (3.06m x 1.87m) with double glazed window to front. Fitted with an attractive range of wall and base units with work surfaces over and inset butler style sink unit with mixer tap. Four ring Bosch electric hob with extractor canopy over and built-in oven below, plumbing for washing machine, built-in fridge freezer, pull out pantry style cupboard, ceramic tiled floor.

FIRST FLOOR LANDING with access to loft, built-in airing cupboard housing water cylinder & slatted shelves.

BEDROOM ONE 13' 0" x 9' 8" (3.97m x 2.97m) with radiator.

BEDROOM TWO 9' 8" x 9' 6" (2.96m x 2.90m) with double glazed window to front, radiator, built-in wardrobe.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with separate shower over. Double glazed window to side, heated towel rail, ceramic tiled floor.

EXTERIOR The property is situated in a small modern close and within a short walking distance of the Railway station. To the front there is off road parking for two vehicles. The rear garden is fully enclosed by wood panel fencing and predominantly laid to lawn with a terrace area and timber shed.

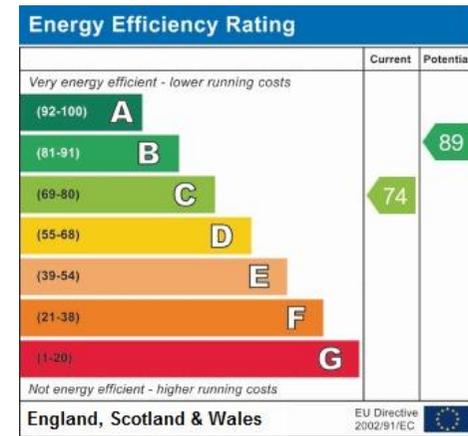
TENURE The property is freehold
Maintenance charges for communal areas apply.

COUNCIL TAX Band B

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

REF MJW/6358





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

