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.....Signature

.....Date



Lynn Road, Littleport, CB6 1QG

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pocock & shaw

Residential sales, lettings & management

**7A Lynn Road
Littleport
Ely
CB6 1QG**

A well presented two double bedroom semi-detached with recently fitted kitchen and situated close to the railway station.

- ENTRANCE HALL & CLOAKROOM
- LIVING ROOM
- RECENTLY REFITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING FOR TWO VEHICLES
- CLOSE TO RAILWAY STATION

**£825 PCM Deposit £951.00
Available Immediately – Non Managed**



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 Stairs to first floor, tiled floor, radiator.

CLOAKROOM Comprising low level WC, wash hand basin, tiled floor, radiator.

LIVING ROOM 17' 2" x 13' 0" (5.25m x 3.97m) Understair storage recess, double glazed sliding patio doors to rear garden, laminate flooring, two radiators.

KITCHEN 10' 0" x 6' 1" (3.06m x 1.87m) Double glazed window facing front. Fitted with a range of wall and base units with working surfaces over and inset Butler sink with mixer tap. Four ring electric hob with extractor canopy over, built in oven, plumbing for washing machine, built in fridge/freezer, tiled floor.

FIRST FLOOR LANDING Airing cupboard with shelving.

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

BEDROOM TWO 9' 8" x 9' 6" (2.96m x 2.90 m) Double glazed window facing front aspect, radiator, built-in wardrobe.

BATHROOM Comprising panel bath with shower over, wash hand basin and low level WC. Double glazed window to side aspect, heated towel rail, and tiled floor.

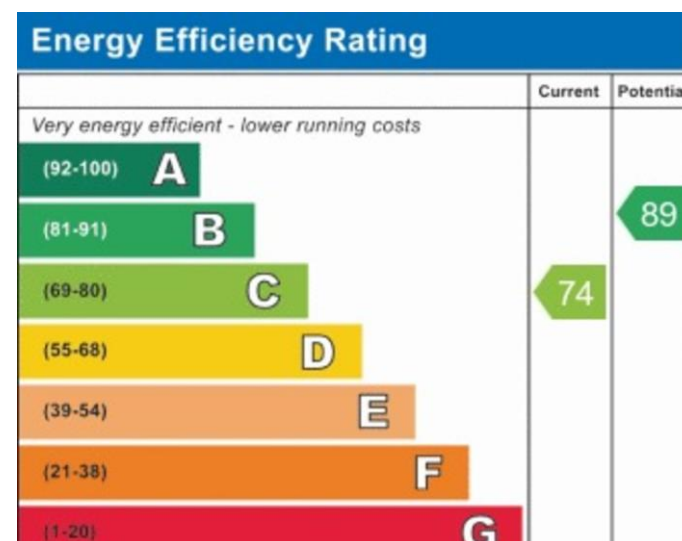
EXTERIOR To the front there is off road parking for two vehicles. To the rear the garden is enclosed and is predominately laid to lawn with a terrace.

COUNCIL TAX Band B

EPC RATING C 74

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

REF JVD/6451



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

