



Station Road, Littleport, CB6 1QF

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Station Road, Littleport Ely, Cambridgeshire CB6 1QF

A rare opportunity to purchase a well presented three double bedroom detached Victorian property within close proximity to the railway station in this well served village location.

- Entrance Hall
- Kitchen / Breakfast Room
- Living Room / Dining Room
- Sitting Room / Reception Room Two
- Utility Room & Downstairs Shower Room
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Double Carport & Workshop/Garage

Guide Price: £395,000



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 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 staircase rising to first floor, radiator, doors leading to Living Room and Kitchen.

KITCHEN/BREAKFAST ROOM 13' 0" x 12' 5" (3.97m x 3.81m) with double glazed bay window to front and double glazed window to side. Fitted with a matching range of wall and base units with worksurfaces over and tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for cooker, under stair storage cupboard, radiator, tiled and vinyl flooring.

LIVING ROOM / DINING ROOM

23' 6" x 15' 3" (7.17m x 4.67m) with double glazed bay window to front, sliding patio doors opening to rear, two radiators, doors to Hallway and further Reception Room.

SITTING ROOM / RECEPTION ROOM TWO

19' 4" x 11' 5" (5.90m x 3.50m) Dual aspect with double glazed window to front and rear, door to garden, radiator, access to loft.

SIDE ENTRANCE LOBBY 12' 5" x 3' 8" (3.81m x 1.14m) with door to Utility Room.

UTILITY ROOM 7' 8" x 6' 1" (2.36m x 1.87m) with windows to side and rear. Wall mounted gas boiler, space for washing machine and tumble dryer.

DOWNSTAIRS SHOWER ROOM Fitted with a three piece suite comprising low level WC, shower cubicle with electric shower an wash hand basin. Double glazed window to rear, radiator.

SIDE PORCH 9' 3" x 4' 9" (2.82m x 1.45m) with double glazed windows to front and side, side door, tiled flooring and tap.

FIRST FLOOR LANDING with access to loft, double glazed window to rear.

BEDROOM ONE 12' 7" x 12' 0" (3.86m x 3.68m) with double glazed window to front, radiator, built-in wardrobe.

BEDROOM TWO 12' 7" x 12' 2" (3.84m x 3.71m) with double glazed window to front, radiator.

BEDROOM THREE 11' 0" x 10' 1" (3.36m x 3.09m) with double glazed window to rear, radiator, built-in wardrobe, original wooden floorboards.

FAMILY BATHROOM with double glazed window to rear.

Fitted with a three piece suite comprising bath with electric shower over, Jack and Jill wash hand basins and low level WC. Tiled splashbacks, radiator, airing cupboard.

EXTERIOR

Driveway providing off road parking which in turn leads to the double carport measuring 26' 6" x 19' 10" (8.10m x 6.06m) leading to the asbestos Workshop/Garage measuring 31' 1" x 20' 1" (9.49m x 6.14m) with electricity.

To the front is a large garden predominantly laid to lawn with plant and shrub borders.

The rear garden is set back and enclosed by wooden fence panels with a patio area, footpath leading the rear where there is also a shed.

TENURE The property is freehold.

COUNCIL TAX Band C

VIEWINGS By Arrangement with Pocock & Shaw
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REF AW/6489





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.