



1 Croft Park Road, Littleport  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS



£289,950



# 1 Croft Park Road

Littleport, Ely

A well maintained semi detached house occupying an end plot position with an excellent garden offering scope for extension (subject to planning permission).

Accommodation comprises entrance hall, cloakroom, lounge, spacious kitchen/diner, conservatory, three bedrooms and bathroom. Outside there is the garden, a driveway and single garage. The house is offered for sale with no upward chain.

Council Tax Band: B

EPC Awaited

Tenure: Freehold

- Well Presented Semi Detached House
- 3 Bedrooms
- Spacious Kitchen/Diner And Lounge
- Conservatory
- End Plot With Rear And Side Gardens
- Potential To Extend (subject to planning permission)
- Driveway And Single Garage
- No Upward Chain





### Entrance Hall

With door to front, stairs to first floor.

### Claokroom

With low level WC, wash basin, double glazed window to side.

### Lounge

With two double glazed windows to front, television point.

### Kitchen/Diner

With two double glazed windows to rear, wall and base level units and drawers with matching worktops, sink unit and drainer, cooker space and extractor hood, dishwasher, plumbing for washing machine, understairs cupboard.

### Conservatory

Of UPVC construction with door to garden.

### Landing

With airing cupboard housing hot water cylinder, further cupboard, access to loft.

### Bedroom 1

With double glazed windows to side and rear, built in cupboard.

### Bedroom 2

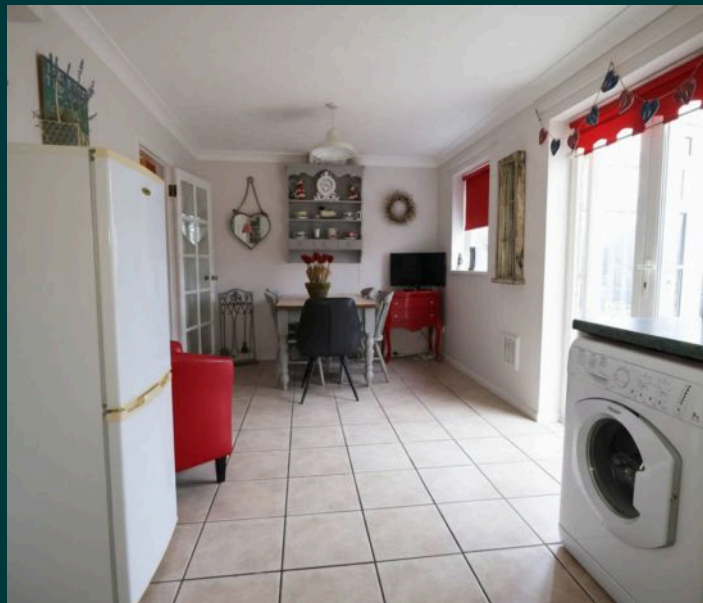
With double glazed windows to front and side, built in wardrobe.

### Bedroom 3

With double glazed window to front.

### Bathroom

With double glazed window to rear, suite comprising low level WC, wash basin and bath.





### Garden

To the front there is a driveway leading to a single garage along with a lawned garden with gated access to the rear. The property sits within an end plot position which offers scope for an extension (subject to planning permission). There are lawned gardens to the rear and side enclosed by a well maintained hedge providing excellent privacy. There is also an extended patio area.

### AGENTS NOTE

The property has a warm air heating system.













## Richard Booth Estate Agents

Ely

01353 521267

[info@richardbooth.org](mailto:info@richardbooth.org)

[richardbooth.org](http://richardbooth.org)

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