



Granby Street, Littleport, CB6 1NE

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Granby Street, Littleport Ely, Cambridgeshire CB6 1NE

A well presented two bedroom ground floor flat with private garden and off road parking just a short walk from the Railway Station and Village centre. Ideal for first time or investment buyer.

- Entrance Lobby & Hall
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Off Road Parking
- Ideal First Time or Investment
- No Upward Chain

Guide Price: £125,000



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. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE DOOR Entrance door, radiator, ceramic tiled flooring, wall lighting and door leading to:-

ENTRANCE HALL with wall mounted thermostat, two smoke alarms, radiator, built in storage cupboard. Opening to:-

SITTING ROOM 17' 7" x 12' 9" (5.36m x 3.91m) with double glazed window to front, built in display unit with lights, further wall lighting, telephone point, tv point and radiator. Step leading up to:-

KITCHEN/BREAKFAST ROOM 13' 8" x 9' 4" (4.19m x 2.86m) with double glazed patio doors opening to rear terrace. Built in cupboard housing combi boiler. Fitted with an attractive modern range of base and wall units with worksurfaces over, 4 ring gas hob and stainless steel canopy over, built in oven, plumbing for washing machine and plumbing for tumble drier. Stainless steel sink with mixer taps over and single drainer. Radiator and ceramic tiled flooring.

BEDROOM ONE 10' 5" x 8' 11" (3.20m x 2.72m) with double glazed window to front. Built in double wardrobe with hanging space & radiator.

BEDROOM TWO 10' 7" x 8' 3" (3.23m x 2.54m) with double glazed window to side. Radiator.

EXTERIOR

To the front of the property is a driveway which leads to off road parking and a gated access which leads to rear garden.

REAR GARDEN

The rear garden is enclosed by wood panel fencing with raised bed and mainly gravelled. Outside tap.

Tenure

The property is leasehold:
The sellers have advised us there is no ground rent or service charges and there is a 192 years left on the lease.

Council Tax Band A

Viewing

By Arrangement
with Pocock & Shaw
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Email: ely@pocock.co.uk
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Ref

MJW/5949





Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		66	67	(55-68) D	65	67	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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

