



**Highfield Drive, Littleport, Ely, Cambridgeshire
CB6 1GA**

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A well-presented three bedroom mid terrace house with en-suite and off road parking, situated in a much sought after development close to the town centre. No upward chain.

- Mid-Terrace House
- Kitchen/Dining Room
- Living Room
- Downstairs Cloakroom
- Three-Bedrooms (One with En-suite)
- Family Bathroom
- Enclosed Rear Garden
- Allocated Parking
- No Upward Chain

Guide Price: £229,950



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 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.

CLOAKROOM Fitted with a three piece suite comprising low level WC and pedestal wash basin. Radiator.

LIVING ROOM 16'9" x 14'5" (5.10 m x 4.40 m) with double French doors opening to rear garden. Two radiators, useful deep understairs cupboard.

KITCHEN/DINING ROOM 14'0" x 9'5" (4.26 m x 2.86 m) Fitted with a matching range of wall and base units with roll edge work surfaces over, tiled splashbacks and inset 1/1/2 bowl stainless steel sink unit. Four ring gas hob with extractor over and fitted low level electric oven. Plumbing for dishwasher. Double glazed window to front aspect.

FIRST FLOOR LANDING with airing cupboard housing hot water tank, access to partially boarded loft space.

BEDROOM ONE 13'5" x 9'6" (4.10 m x 2.90 m) with double glazed window to front aspect, radiator and built-in wardrobe. Door to:-

EN-SUITE SHOWER ROOM Fitted with a fully tiled shower cubicle, low level WC, pedestal wash basin and heated towel rail.

BEDROOM TWO 10'6" x 8'10" (3.20 m x 2.70 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 8'10" x 6'11" (2.70 m x 2.10 m) with double glazed window to front aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment over. Heated towel rail.

EXTERIOR Enclosed rear garden featuring a paved patio and mainly laid to lawn with gated pedestrian access. Timber garden shed and two allocated parking spaces.

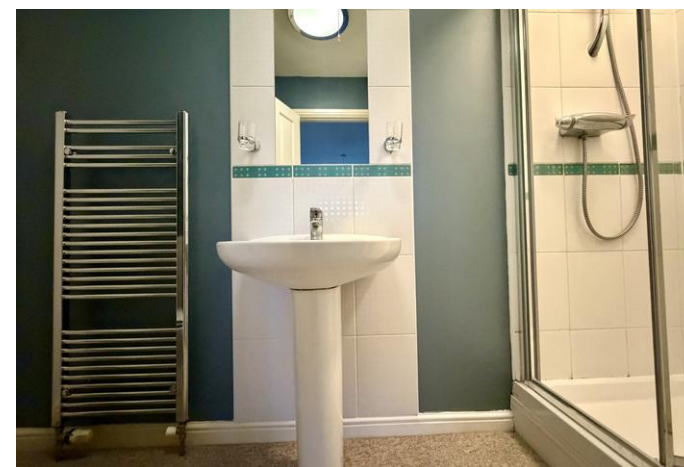
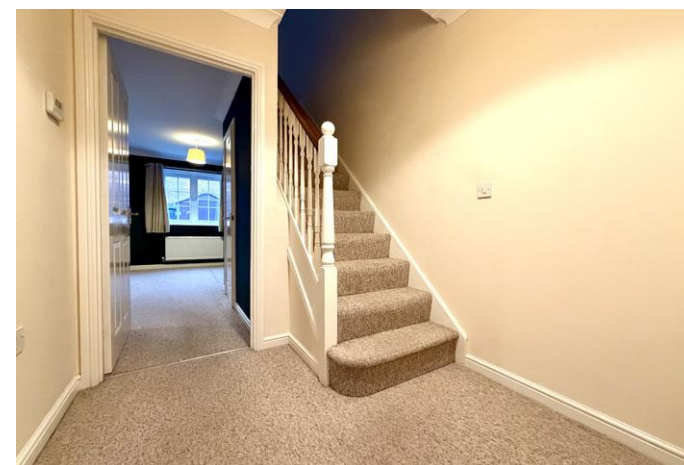
TENURE Property is freehold
Communal Service Charges of approx. £240 per annum

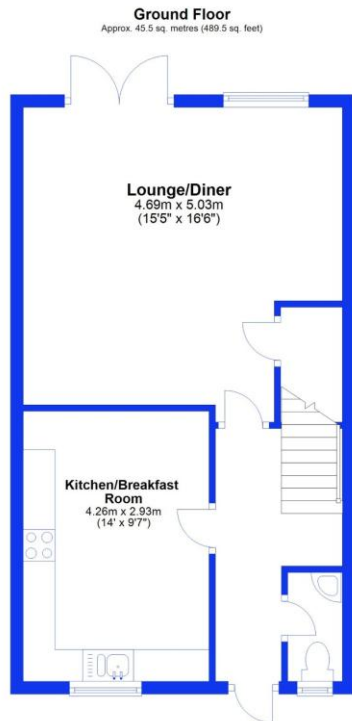
Council Tax Band B

EPC C (76/88)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-5119-S





Total area: approx. 90.9 sq. metres (978.9 sq. feet)



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. (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.