



**The Crescent, Littleport, Ely, Cambridgeshire CB6 1HS**

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## The Crescent, Littleport, Ely, Cambridgeshire CB6 1HS

A recently renovated and beautifully presented two bedroom detached home situated close to the town centre. No upward chain.

- Recently Renovated Detached Property
- Open Plan Living, Dining and Kitchen Area
- Downstairs Shower Room
- Two Bedrooms
- Fischer Electric Heating Throughout
- Courtyard Garden
- Close Proximity to Town Centre
- No Upward Chain

**Guide Price: £199,950**



**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 bypassed giving easy access to Cambridge, which is about 20 miles away.

**ENTRANCE HALL** Entrance door leading to open plan living space.

**DINING AREA** 13'6" x 9'4" (4.12 m x 2.85 m) Incorporated into a spacious open-plan living area, this room features UPVC glazed sliding patio doors leading to the rear garden, double electric radiator, and laminate flooring.

**KITCHEN** 8'0" x 5'9" (2.45 m x 1.75 m) Recently renovated kitchen fitted with a range of base and wall units with work top space over. Four-ring electric hob with extraction canopy above, sink with mixer tap, tiled splash-back, built-in oven and space for fridge/freezer. Plumbing for washing machine, UPVC window to side aspect and laminate flooring.

**LIVING AREA** 17'2" x 7'10" (5.22 m x 2.38 m) UPVC window to side aspect, double electric radiator and laminate flooring. Door leading to the stairs which in turn, take you to the first floor.

**DOWNSTAIRS SHOWER ROOM** Fitted with an attractive three-piece suite comprising a low level WC, wash hand basin with built in storage underneath and double shower with sliding door. Featuring mermaid-style splashback, opaque UPVC window to front aspect, electric radiator and ceramic tiled flooring.

**FIRST FLOOR LANDING** With alcove.

**BEDROOM ONE** 11'4" x 10'0" (3.45 m x 3.05 m) UPVC glazed window to front aspect and Velux window. Electric radiator.

**BEDROOM TWO** 11'4" x 7'11" (3.45 m x 2.41 m) With Velux window to either aspect, built-in six door storage cupboard with shelves and hanging space.

**EXTERIOR** To the side of the property, accessed via the sliding doors in the dining area, features an enclosed courtyard garden landscaped with artificial grass and gate leading to the rear.

**Tenure** The property is Freehold

**Council Tax** Band B **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

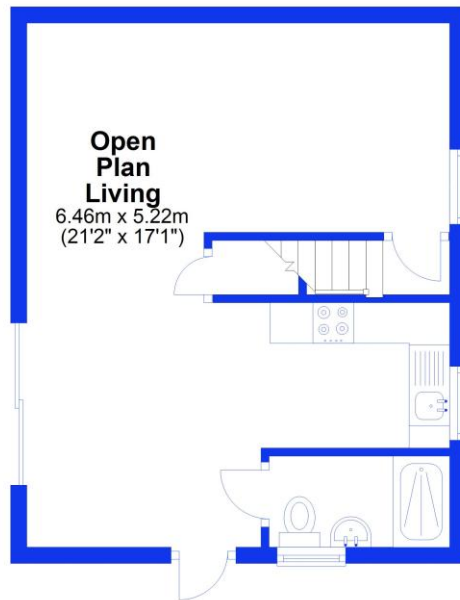
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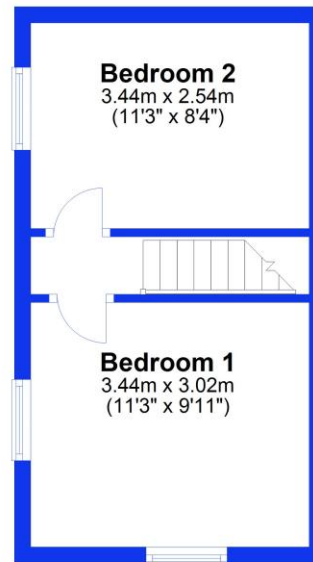
### Ground Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



### First Floor

Approx. 22.2 sq. metres (239.2 sq. feet)



Total area: approx. 56.0 sq. metres (602.3 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.