



**Ferry Way, Littleport, Ely, Cambridgeshire CB6 1QJ**

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## Ferry Way, Littleport, Ely, Cambridgeshire CB6 1QJ

An established detached bungalow situated within a corner plot position on a no through road and benefits from no upward chain. Accommodation comprising three bedrooms, bathroom, lounge, dining room, kitchen, utility room, boot room, spacious driveway and garage with wraparound garden.

- Entrance Hall
- Lounge & Dining Room
- Kitchen
- Utility Room & Boot Room
- Three Bedrooms
- Shower Room
- Spacious Driveway Parking & Garage
- Corner Plot with Wraparound Garden
- No Upward Chain

**Guide Price: £350,000**



**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 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 door to front aspect, built-in storage cupboard.

**SITTING ROOM** 14'8" x 11'9" (4.48 m x 3.58 m) With double glazed window to front and side aspects, radiator, opening through to:-

**DINING ROOM** 10'8" x 10'2" (3.24 m x 3.09 m) With double glazed window to side aspect. Radiator.

**KITCHEN** 9'10" x 8'10" (3.00 m x 2.68 m) With matching units including wall mounted units, base units and drawers with work surfaces over and tiled splashbacks. Inset single drainer stainless steel sink unit, space for cooker, wall mounted boiler and double glazed window to rear aspect.

**UTILITY ROOM** With plumbing for utilities and door through to:-

**GARDEN / BOOT ROOM** With access to garden.

**BEDROOM ONE** 11'9" x 11'8" (3.58 m x 3.56 m) With double glazed window to front aspect, radiator and built-in wardrobes.

**BEDROOM TWO** 11'8" x 10'2" (3.56 m x 3.09 m) With double glazed window to side aspect. Radiator.

**BEDROOM THREE** 10'4" x 8'10" (3.16 m x 2.68 m) With double glazed window to side aspect. Radiator.

**SHOWER ROOM** Fitted with shower cubicle, low-level WC and pedestal wash hand basin. Tiled surrounds and double glazed window to rear aspect.

**EXTERIOR** The property benefits from being situated within a corner plot position with wraparound garden to front side and rear. Spacious driveway and garage provide ample off-road vehicular parking.

**Tenure** The property is Freehold

**Council Tax** Band C

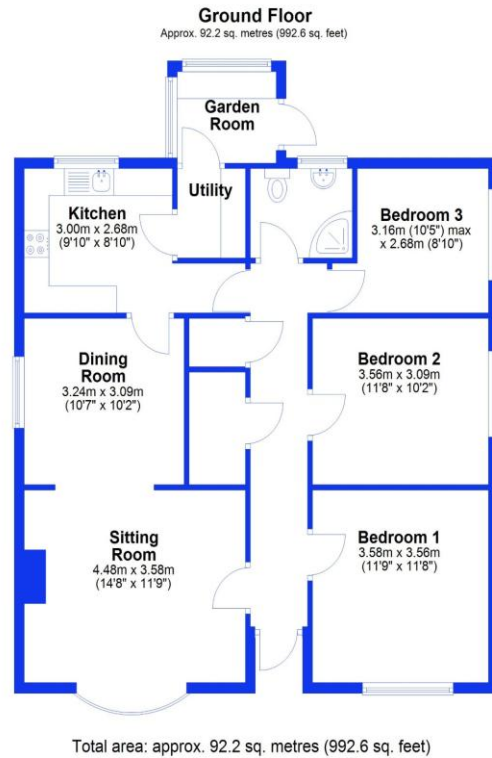
**EPC** D (67/80)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH-7452





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.