



Barley Way, Littleport, Ely CB6 1FS

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Barley Way, Littleport, Ely, Cambridgeshire CB6 1FS

A modern and well-presented two double bedroom mid-terrace house, with two allocated parking spaces and situated in the highly sought after Highfields development. No upward chain.

- Entrance Hall
- Sitting Room
- Downstairs Cloakroom
- Kitchen / Dining Room
- Two Bedrooms
- Bathroom
- Front & Rear Gardens
- Two Allocated Parking Spaces
- No Upward Chain

Guide Price: £220,000



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 new 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 staircase rising to first floor, radiator.

SITTING ROOM 12'6" x 10'6" (3.80 m x 3.20 m) With double glazed window to front aspect, radiator and door to:-

INNER LOBBY Built in understair storage cupboard.

KITCHEN/DINING ROOM 13'9" x 11'6" (4.20 m x 3.50 m) Double glazed patio door opening to rear and double glazed window overlooking rear garden. Fitted with a range of wall and base units with worksurfaces over, inset four ring gas hob, with extractor over, built in oven, space for fridge/freezer, plumbing for washing machine and dishwasher, radiator.

DOWNSTAIRS CLOAKROOM Comprising low level WC, wash hand basin and tiled splashbacks.

FIRST FLOOR LANDING

BEDROOM ONE 13'9" x 10'6" (4.20 m x 3.20 m) With double glazed window to rear aspect, built-in wardrobes, radiator.

BEDROOM TWO 13'9" x 9'6" (4.20 m x 2.90 m) Two double glazed windows facing front aspect, Built in over stair storage cupboard, radiator.

BATHROOM Comprising bath with shower over, wash hand basin, low level WC and radiator.

EXTERIOR A lawned front garden. The rear garden is fully enclosed and laid to lawn with pathway leading to gated access at the rear which leads to two allocated parking spaces.

AGENTS NOTE Please note that all photographs were taken before the tenants took occupation.

Management Fee twice yearly of £132.20 payable to Remus Management LTD.

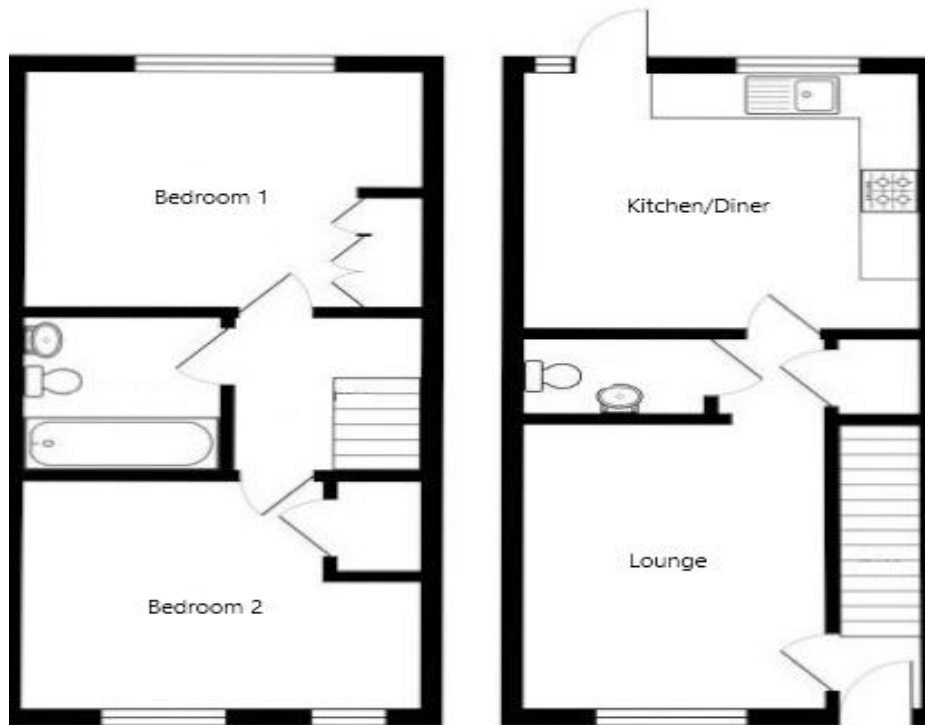
Tenure The property is Freehold

Council Tax Band B **EPC** B (83/96)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7503





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.