



47 Main Street

Littleport, Ely, Cambs, CB6 2HG

Guide Price £219,995



Description

Character mid terrace cottage located in this much sought-after village on the outskirts of the City of Ely. The property comprises 2 double bedrooms, living room, dining room, kitchen, bathroom and WC and has a courtyard garden with shed to the rear. Benefits from gas fired central heating and double glazing. Nice first-time buyer's cottage.



Living Room - 4.06m x 3.66m (13'4" x 12'0")

Part double glazed entrance door. Double glazed window to the front spect. Dado rail.Fuse Box. Ceiling light point. Fireplace with marble insert & hearth and iron surround & mantel. Dimmer switch. Door to:

Kitchen - 3.28m x 2.08m (10'9" x 6'10")

Quarry tiled floor. Range of units at base and wall level with work surfaces and a single bowl sink with mixer tap. Space and plumbing for an automatic washing machine. Space for tumble dryer. Double glazed window to the rear aspect. Single oven with a 4-ring electric hob over and stainless-steel extractor hood. Understairs storage cupboard. Open arch to:

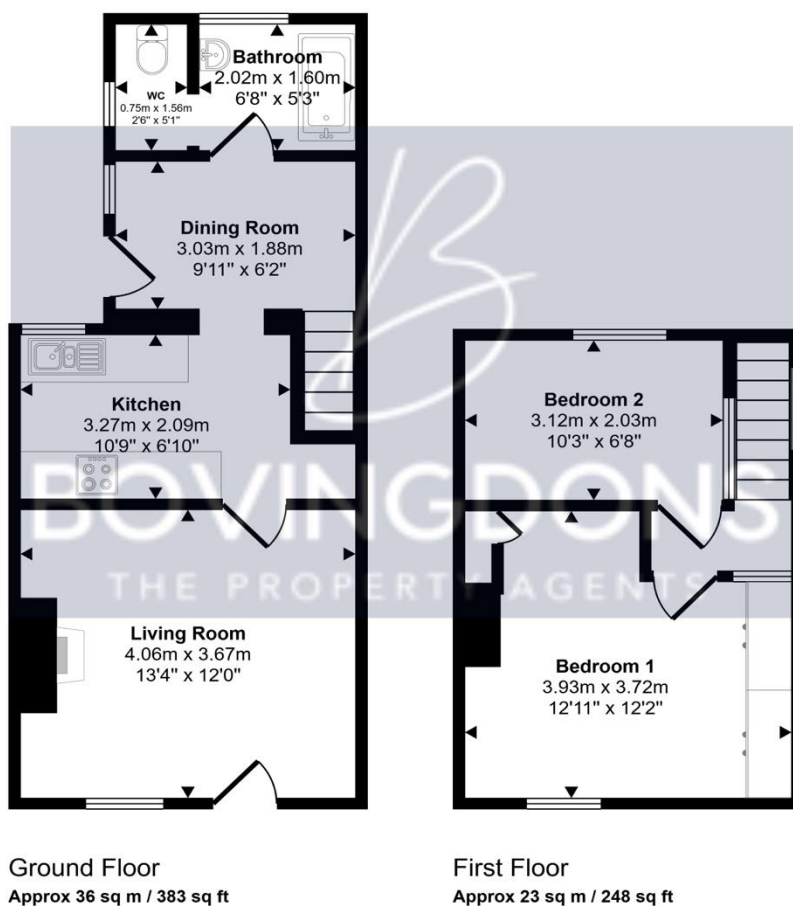
Dining Room - 3.02m x 1.88m (9'11" x 6'2")

Double glazed door to the rear garden and double-glazed window to the side aspect. Quarry tiled floor. Radiator. Stairs to first floor. Ceiling light point. Door to:

Bathroom - 2.03m x 1.6m (6'8" x 5'3")

Panelled bath with mixer tap. Pedestal wash basin. Tiled splash areas. Radiator. Double glazed window to the rear aspect. Triton electric shower over bath. Ceiling light point. Door to:

Approx Gross Internal Area
59 sq m / 631 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WC - 1.55m x 0.76m (5'1" x 2'6")

Double glazed window to the side aspect. Radiator.
Low level WC. Wall mounted Glow Worm gas fired boiler serving central heating and domestic hot water.
Ceiling light point.

Landing

Double glazed window to the side aspect. Access to loft space. Ceiling light point

Bedroom 1 - 3.96m x 3.68m (13'0" x 12'1")

Double glazed window to the front aspect. Radiator.
Storage cupboard. Built-in double wardrobes.

Bedroom 2 - 3.12m x 2.03m (10'3" x 6'8")

Double glazed window to the rear aspect. Radiator.
Dimmer switch. Ceiling light point.

Outside

The frontage is laid to gravel with a concrete path to the entrance door, gas and electric meter cupboards.
The rear garden is concrete paved with outside water tap. Block built storage barn measuring approximately 7' x 5' with window to the rear. Block retaining wall with shrub bedding. Gates to access to side.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax band is B.

The property is Freehold with registered Title CB146625

All main utility services are connected.

Flood risk is very low.

There are no Restrictive Covenants, Wayleaves or Easements but there are neighbour access rights across the rear garden.

Estimated broadband speeds are Standard 5mbps, Superfast 80-mbps & Ultrafast 1800 mbps

There would be no onward chain.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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