



6 The Old School Wisbech Road, Littleport  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£235,000





## 6 The Old School Wisbech Road

Littleport, Ely

A spacious two double bedroomed house forming part of an attractive Victorian school conversion and retaining a wealth of character features.

The property has recently been modernised by the current owners and comprises superb refitted kitchen/dining/family room, separate lounge with feature vaulted ceiling, 2 double bedrooms and refitted bathroom, together with enclosed rear garden and 2 parking spaces.

The property provides a perfect blend of both character and modern features including gas central heating and is offered for sale with no upward chain.

Conveniently located for the supermarket and railway station, this property is an ideal first time purchase and viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial 2-Storey House
- Forming Part of an Attractive Victorian School Conversion with Character Features
- Recently Modernised by the Current Owners
- 2 Double Bedrooms
- Superb Refitted Kitchen/Dining/Family Room
- Separate Lounge with Feature Vaulted Ceiling
- Refitted Bathroom
- Garden & 2 Parking Spaces
- Convenient for Supermarket & Railway Station
- No Upward Chain



## KITCHEN/DINING/FAMILY ROOM

With a range of refitted wall and base level storage units, work surfaces and drawers, ceramic sink unit and drainer, built-in electric oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, space for tumble drier, island unit with breakfast bar with cupboards and drawers beneath, cupboard housing the replacement gas fired central heating boiler, under stairs storage cupboard, double glazed window to side aspect, stairs to first floor with under stairs storage cupboard, radiator.

## LOUNGE

A superb room with vaulted ceiling and full-height double glazed windows to rear aspect, together with a large double glazed window to side, tongue-and-groove half height panelling, doors to rear garden, exposed brick wall, radiator.

## FIRST FLOOR LANDING

## BATHROOM

Newly fitted with suite comprising vanity unit with built-in low level WC and wash basin, panelled bath with shower above, mirror with de-mister, bluetooth and speakers, heated towel rail.

## BEDROOM 1

With Velux window, exposed beam, fitted wardrobe, radiator.

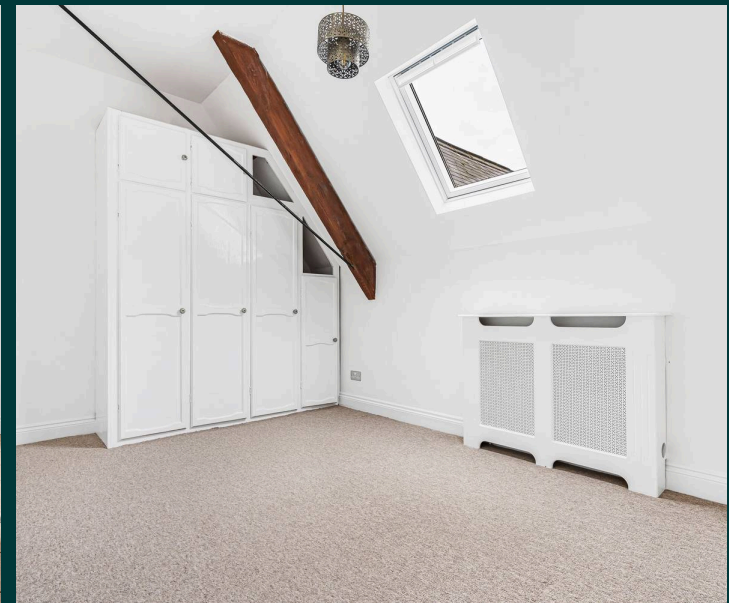
## BEDROOM 2

With Velux window and double glazed window, radiator.

## OUTSIDE

To the rear of the property there is an enclosed garden which is a combination of walling and fencing with gated access at the rear leading into the parking area. The garden is a mix of paving, an area of lawn and planted borders.

To the rear of the property there is a parking area which is shared with neighbours with number 6 having 2 allocated parking spaces.







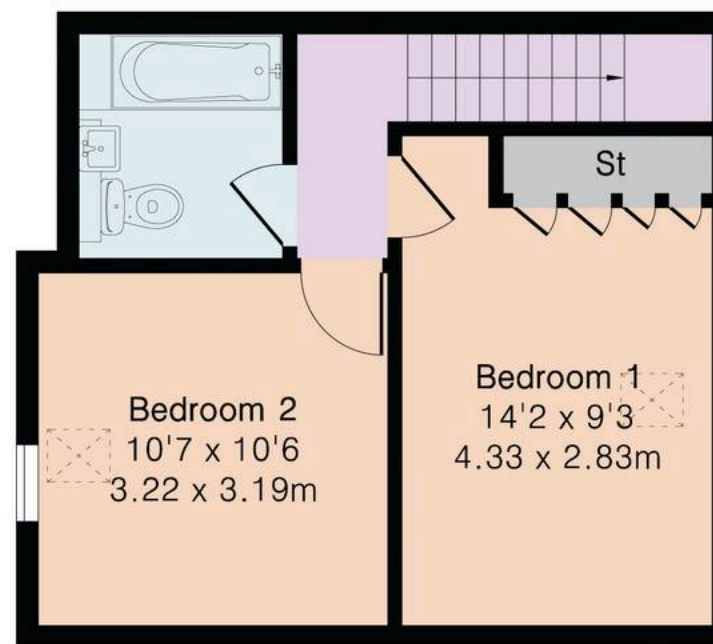
## Approximate Gross Internal Area 987 sq ft - 91 sq m

Ground Floor Area 638 sq ft – 59 sq m

First Floor Area 349 sq ft – 32 sq m



Ground Floor



First Floor



## Richard Booth Estate Agents

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