



BOVINGDONS
THE PROPERTY AGENTS



37 Station Road
Littleport, Ely, Cambs CB6 1QF
Guide Price £199,000



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Located midway between the mainline railway station and High Street shops, this 2-bed semi-detached cottage retains much character, whilst benefitting from gas fired central heating and double glazing. The property is a great first-time purchase or a down-sizer with gardens to the front and rear.

Littleport

Littleport is a small market town of about 8,000 people, located on the A10 between Ely and Downham Market. It is served by a mainline railway giving direct access to Cambridge and London Kings Cross. It has a historic town centre, with a range of small local and independent shops, which serve the surrounding area. Other facilities include a secondary school, two primary schools, a library, medical centre, post office and a sports and leisure centre.

Description

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Living Room - 4.14m x 3.05m (13'7" x 10'0")

Entrance door. Double glazed window to the front aspect. Brick fireplace with solid fuel burner. Radiator. Ceiling light point and two wall light points. Door to:

Kitchen - 3.76m x 2.44m (12'4" x 8'0")

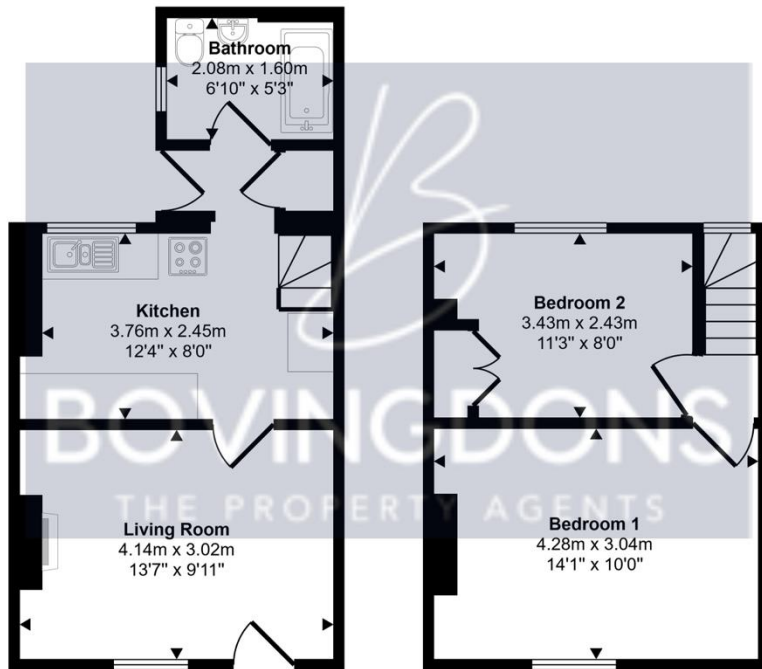
Units at base level with work surfaces over with a single bowl sink and mixer tap. Space and plumbing for automatic washing machine. Space for free standing fridge/freezer. Space for free standing cooker. Wall mounted Ideal gas fired boiler serving central heating and hot water. Tiled splash areas. Radiator. Double glazed window overlooking the rear garden. Cupboard to corner with Fuse Box. Stairway to first floor.

Rear Lobby

Double glazed door to the rear garden. Central heating thermostat. Storage cupboard and coat hooks. Door to bathroom



Approx Gross Internal Area
53 sq m / 573 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.



Energy Efficiency Graph



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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