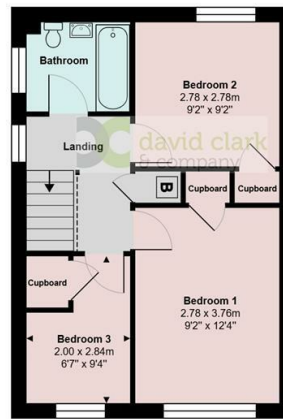


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



1 Kirby Cross Avenue, Littleport, CB6 1LH
Asking Price £249,950





About 79.8 m² ... 859 ft²

All dimensions / floor plans are approximate and should not be relied upon.

- 1970s Semi-Detached House
- Well Placed to Primary & Secondary Schools
- Added Conservatory & Ground Floor Shower Room
- Gas Fired Radiator Heating
- Parking, Garage & Gardens
- Fine, Established Location
- Sitting Room & Kitchen/Dining Room
- 3 Bedrooms & Bathroom
- Upvc Double Glazed Windows
- NO ONWARD CHAIN



A semi-detached house situated in a fine, established location well placed for access to all the local amenities and facilities. Extended at ground floor level the accommodation, in brief, comprises:- entrance hall, sitting room, kitchen/dining, conservatory and shower room at ground floor level, 3 bedrooms and a bathroom at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is an open plan garden to front, parking and detached single garage to the side and an enclosed garden to the rear. The Council Tax rating is currently Band B and the EPC rating is currently being assessed. For those wishing to move as soon as possible the property provides immediate possession with no onward chain.

Littleport is a well served village situated about 6 miles north of Ely. There is a good range of facilities including dentist, doctor's surgery, supermarket, sports centre and schools catering for all ages. There is also a mainline railway station with regular services to Ely, Cambridge and London. More extensive facilities are available in nearby Ely.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/brittle.repair.sparkles>



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
73		80	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.