

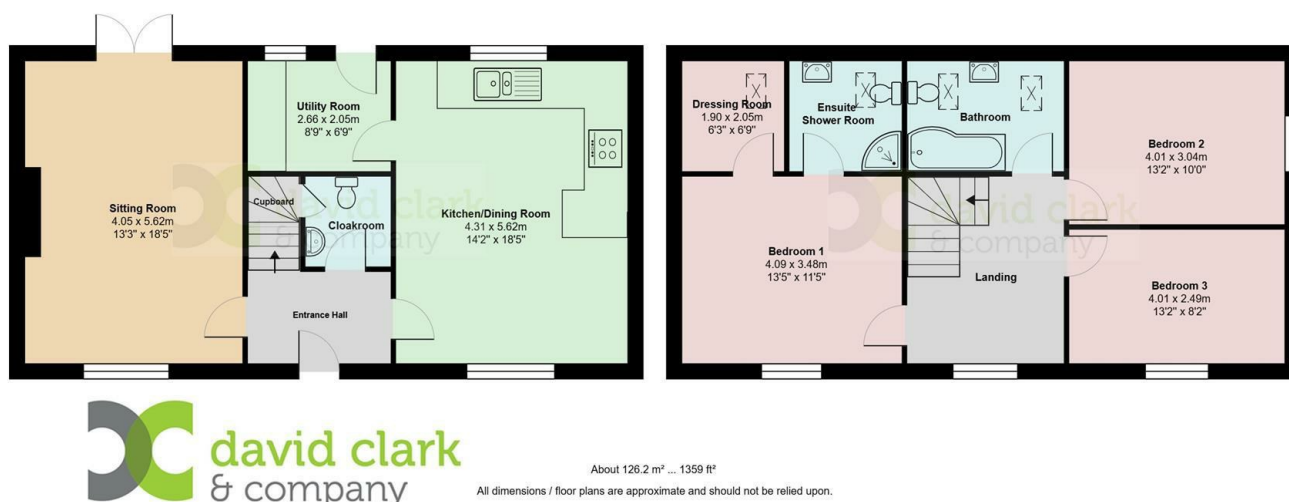
Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
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14A The Hythe, Littleport, CB6 1QA
Asking Price £325,000

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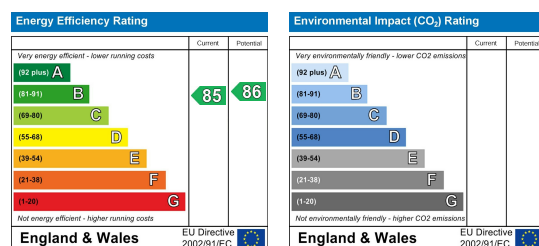
- Individual, Modern Detached House in Non-Estate Location
- Dual Aspect Sitting Room With French Doors to Garden & Cloakroom
- 3 Double Bedrooms & Bathroom
- En Suite Shower & Dressing Room to Bedroom 1
- Parking, Single Garage & Enclosed Garden
- Accommodation Extending to 126 sq m (1,359 sq m)
- Spacious Kitchen/Dining Room & Utility Room
- Gas Fired Heating to Radiators
- Upvc Sealed Unit Double Glazed Windows
- Immediate Possession - NO ONWARD CHAIN

A larger than average and well presented, modern 3 bedroom detached house situated in a non-estate location close to the town centre. Arranged over two floors the accommodation, in brief, comprises:- entrance hall, cloakroom, dual aspect sitting room, spacious kitchen/dining room and utility room at ground floor level, landing, bathroom and 3 double bedrooms to first floor, with the main bedroom having an en suite shower room and dressing room. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is off road parking and a single garage to the side and an enclosed garden to the rear. The Council Tax rating is currently Band D and the EPC rating is currently Band B. For those wishing to move quickly the property offers 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/became.requires.crunches>



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.

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