



**Hempfield Road, Littleport CB6 1NW**

**welcome to**

## **Hempfield Road, Littleport**

A well proportioned detached bungalow situated in a cul-de-sac position within the village of Littleport offering three bedrooms, addition of a conservatory, garage and driveway. Offered to the market with no onward chain.

### **Entrance Hall**

With radiator, loft access, airing cupboard and doors to:

### **Kitchen**

12' 3" x 10' 3" ( 3.73m x 3.12m )

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl sink with mixer tap over, built in double under oven with gas hob and extractor over, spaces for under counter appliances, wall mounted gas boiler, radiator, double glazed window to front aspect and door to:

### **Lounge**

14' 9" x 11' 9" ( 4.50m x 3.58m )

With radiator and sliding patio doors to:

### **Conservatory**

9' 2" x 7' 2" ( 2.79m x 2.18m )

Built on a brick base with windows to three aspects, power sockets and door to rear garden.







### **Bedroom One**

11' 9" x 9' 11" ( 3.58m x 3.02m )

With radiator and double glazed window to rear aspect.

### **Bedroom Two**

9' 7" x 9' 11" ( 2.92m x 3.02m )

With radiator and double glazed window to front aspect.

### **Bedroom Three**

8' 8" x 7' 1" ( 2.64m x 2.16m )

With radiator and double glazed window to rear aspect.

### **Shower Room**

Updated suite comprising shower enclosure with shower boarding, high flush w.c, vanity wash hand basin with mixer tap over and storage beneath, radiator, predominantly tiled walls, extractor and double glazed window to front.

### **Outside**

To the front of the property there is a shallow gravelled garden with a pathway to the front door. To the side of the property there is a gravel driveway leading to the garage.

The rear garden is presented for ease of maintenance being laid to patio and gravelled areas with a selection of shrub and plant borders. Within the rear garden is a greenhouse and personal access door into garage.

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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## Hempfield Road, Littleport

- No Onward Chain
- Cul-De-Sac Position
- Three Bedrooms
- Addition of a Conservatory
- Updated Shower Room

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

guide price

**£310,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
ELY109972 - 0004

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