



Barkhams Lane, Littleport, CB6 1NN

CHEFFINS

Barkhams Lane

Littleport,
CB6 1NN

- Established Detached Bungalow
- 3 Bedrooms (1 Ensuite)
- Modern Kitchen Opening into Living/Dining Room
- South Facing Rear Garden & Driveway
- Gas Central Heating
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

A refurbished detached bungalow offered for sale with no upward chain and situated within a popular non estate location. Accommodation comprises entrance hall, modern kitchen opening into living/dining room, 3 bedrooms (master with ensuite) and modern bathroom. Outside there is a good size south facing rear garden and driveway to the front. Benefits include gas central heating and upvc double glazing.



Guide Price £325,000





LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South)including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

ENTRANCE HALL

With door to front aspect.

BEDROOM 1

With double glazed window to front aspect, built-in cupboard, radiator.

ENSUITE

With modern shower, built-in WC and wash basin with vanity unit and stone top, heated towel rail.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

With modern suite comprising built-in WC and wash basin with storage beneath and stone top, bath with shower above, double glazed window to rear aspect, heated towel rail.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Kitchen area with a range of modern wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, built-in Bosch electric oven, induction hob and extractor hood, dishwasher and washing machine, cupboard housing gas fired central heating boiler, double glazed window to side aspect. Opening to:

Dining/living area with double glazed window to side aspect and bi-fold doors onto rear garden, radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking with gated pedestrian access leading into a south facing rear garden. The garden offers a good degree of privacy and has an extended area of patio leading onto a lawn.

AGENT NOTES

Tenure - freehold

Council Tax Band - C

Property Type - detached bungalow

Property Construction - traditional

Number & Types of Room - Please refer to the floorplan

Square Footage - 807 according to the EPC

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - yes

Broadband Type - according to Ofcom.org.uk standard and ultrafast broadband are available in the area. The highest available download speeds are for standard 18Mbps, superfast 72Mbps and ultrafast 1000Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk mobile coverage for "voice" is good for 3 out of the 4 main providers checked and "data" is good for 2 out of the 4 main providers checked

Flood risk - according to the Environment Agency website risk of flooding from rivers, sea, groundwater and

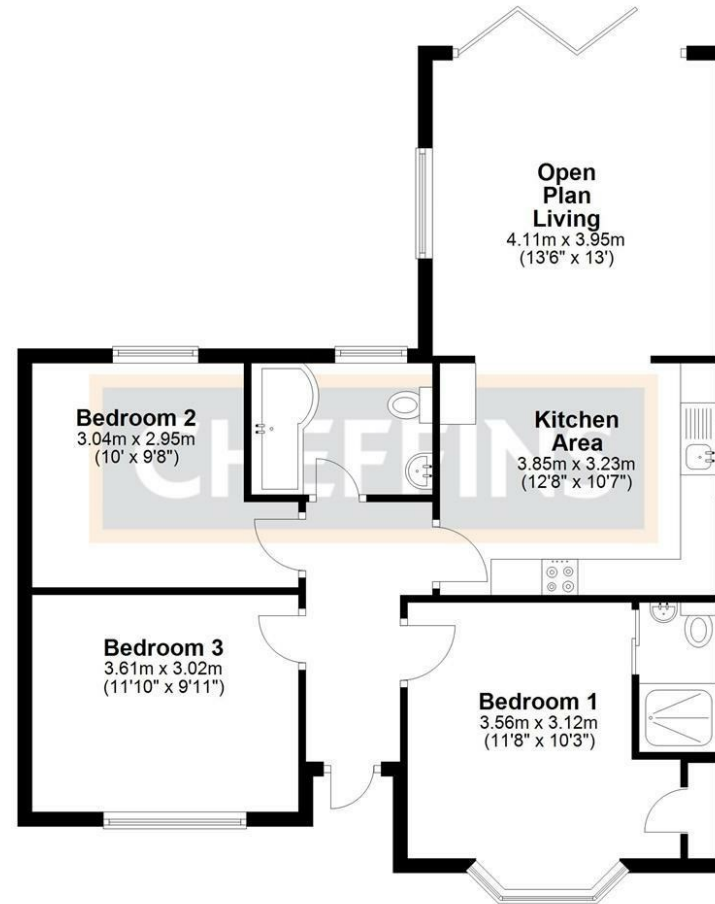
reservoirs is very low and unlikely. The website states surface water risk of being between 1% and 3.3% chance each year

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor
Approx. 77.5 sq. metres (834.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Council Tax Band - C

Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.