



Fishers Bank, Littleport, CB6 1LL

CHEFFINS

Fishers Bank

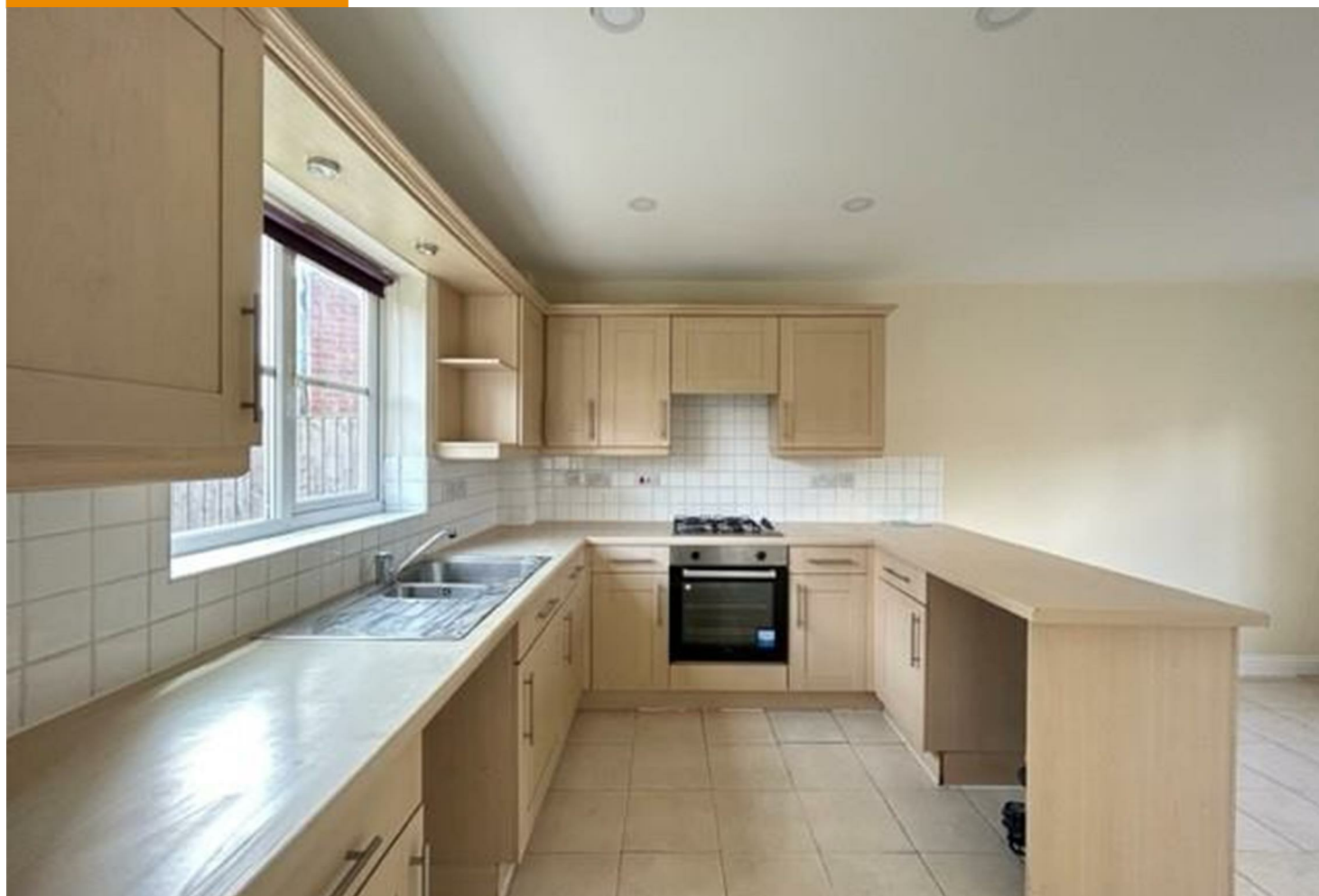
Littleport,
CB6 1LL

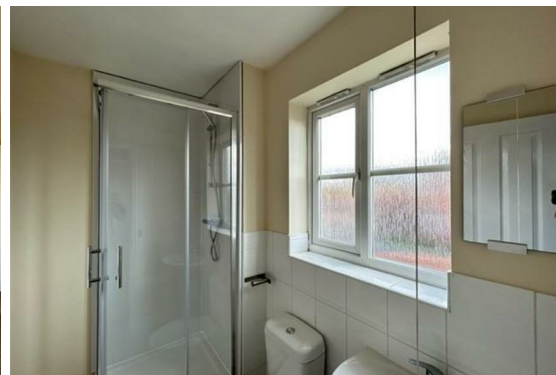
- Detached Family Home
- 4 Bedrooms (1 Ensuite)
- Lounge, Kitchen/Dining Room & Utility Area
- Garden
- Driveway & Garage
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

A detached family home, benefiting from being offered for sale with no upward chain and comprising 4 bedrooms (1 ensuite), family bathroom, lounge, open plan kitchen/dining room, utility area and cloakroom, together with garden, driveway and garage

4 2 2

Guide Price £350,000





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, stairs to 1st floor.

CLOAKROOM

With low-level WC, wash hand basin

LOUNGE

Dual aspect with double glazed window to front aspect and French doors to rear garden

OPEN PLAN KITCHEN/DINING ROOM

Dual aspect with double glazed windows to front and rear. Kitchen with stainless steel sink and drainer, fitted with a range of matching units, base units and drawers, fitted electric oven, hob and extractor hood.

UTILITY AREA

With wall mounted gas fired boiler, single sink and door to rear garden

FIRST FLOOR LANDING

With stairs to 2nd floor

BEDROOM 1

With fitted wardrobe, double glazed window to front aspect,

ENSUITE

With shower cubicle, low-level WC, wash hand basin

BEDROOM 2

With double glazed window to front aspect.

SECOND FLOOR

BEDROOM 3

With double glazed window to front aspect

BEDROOM 4

With double glazed window to front aspect

OUTSIDE

The property benefits from an enclosed garden with gated access leading to a driveway and single garage, providing off-road vehicle a parking.

AGENT NOTES

Tenure - freehold
Council Tax Band - D
Property Type - detached
Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan

Square Footage - tbc
Parking - driveway and garage
Utilities / Services
Electric Supply - mains
Gas Supply - mains
Water Supply - mains
Sewerage - mains
Heating sources - gas central heating
Broadband Connected - yes/no
Broadband Type - tbc
Mobile Signal/Coverage - tbc

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

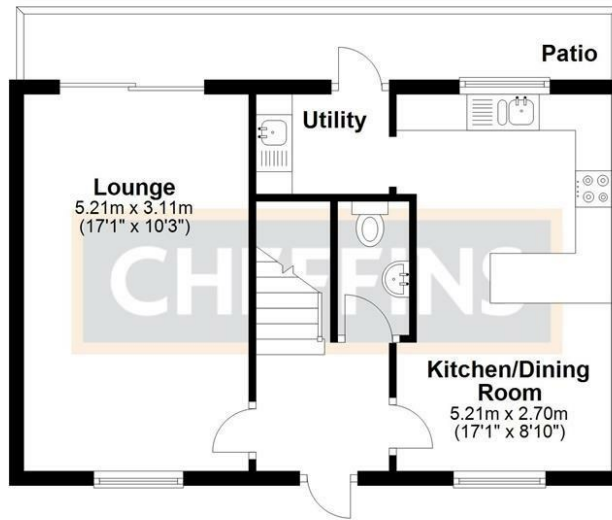
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Tenure - Freehold

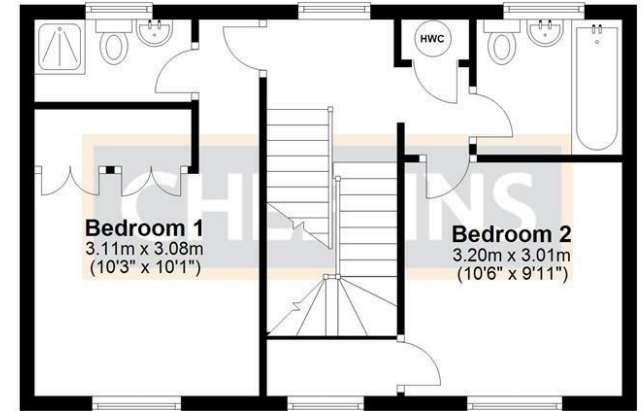
Council Tax Band - D

Local Authority - East Cambs District Council

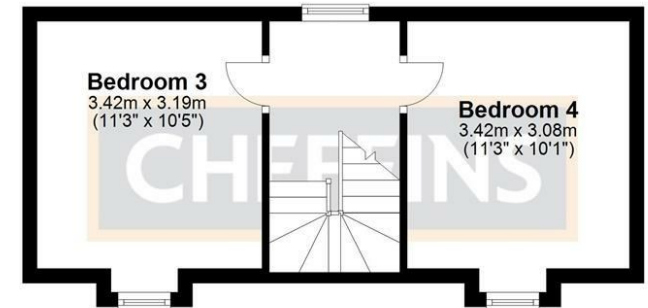
Ground Floor
Approx. 42.3 sq. metres (455.7 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



Second Floor
Approx. 28.9 sq. metres (310.7 sq. feet)



Total area: approx. 113.4 sq. metres (1220.9 sq. feet)

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.