



Lester Way, Littleport, CB6 1FW

CHEFFINS

Lester Way

Littleport,
CB6 1FW

- 3-Storey Detached Home
- 5 Bedrooms (1 Ensuite)
- Lounge/Dining Room & Kitchen/Breakfast Room
- Gardens, Driveway & Garage
- Modernisation Required
- Cul De Sac Location
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

A spacious 3-storey property offered for sale with no upward chain and comprising on the ground floor, entrance hall, lounge/dining room, kitchen and cloakroom, whilst on the first floor there are 3 bedrooms (1 ensuite) and bathroom with the second floor having 2 further double bedrooms and a shower room. Outside there is a garden, driveway and garage.

The property requires modernisation and is conveniently located for access to the schools and leisure centre.

5 2 1

Guide Price £335,000





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 first floor, radiator.

LOUNGE

With double glazed window to front aspect and patio doors to rear, television point, 2 radiators.

KITCHEN / BREAKFAST ROOM

With double glazed window to front aspect, fitted with matching wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, plumbing for washing machine, stainless steel sink unit and drainer, cupboard housing gas fired boiler, door to rear garden.

CLOAKROOM

With low level WC, pedestal hand wash basin, double glazed window to rear aspect, radiator.

FIRST FLOOR LANDING

With stairs to second floor, cupboard housing hot water cylinder, radiator.

BEDROOM 1

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

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, double glazed window to rear aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to side aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to front aspect, radiator.

SECOND FLOOR LANDING

With radiator.

SHOWER ROOM

With shower cubicle, pedestal hand wash basin, low level WC, radiator.

BEDROOM 4

With velux window to rear aspect and double glazed window to front aspect, radiator.

BEDROOM 5

With velux window to rear aspect and double glazed window to front aspect, radiator.

OUTSIDE

There are front and rear gardens, together with a driveway to the side with single garage having metal up and over door. (Please note the garden is overgrown and will require clearing).

AGENT NOTES

Tenure - freehold

Council Tax Band - D

Property Type - detached 3-storey

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1382 according to the floorplan

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - no

Broadband Type - according to Ofcom.org.uk, standard (15Mbps), superfast (66Mbps) and ultrafast (1000Mbps) are available within the area, maximum download speeds shown in brackets

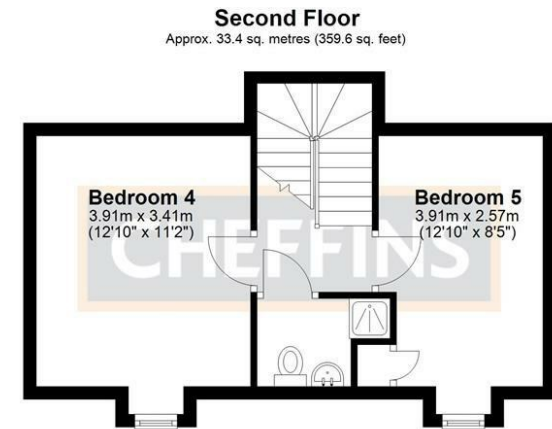
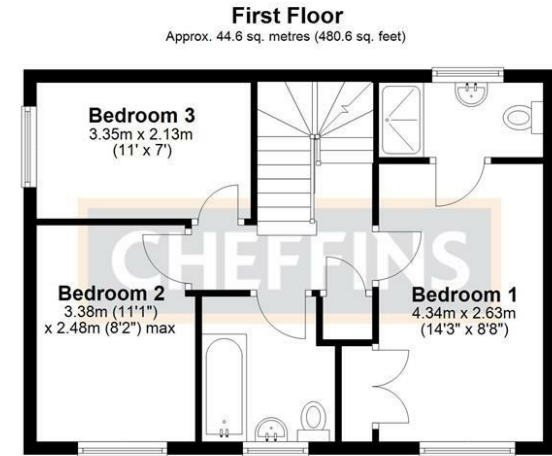
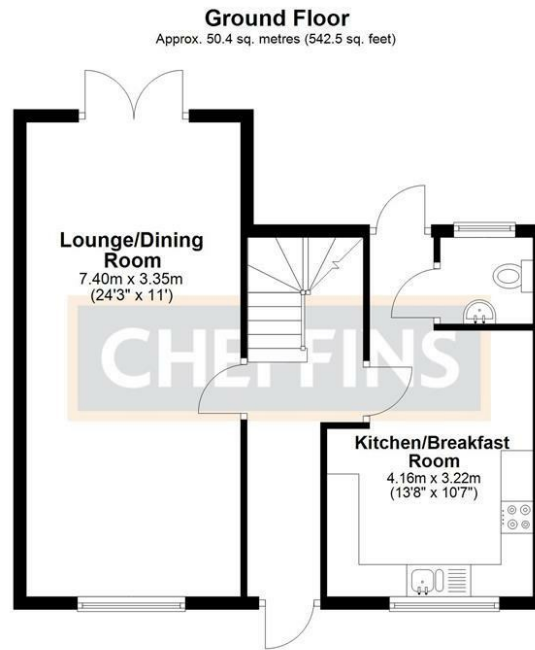
Mobile Signal/Coverage - according to Ofcom.org.uk there is limited mobile phone coverage for 4 out of the 4 main providers checked

Flood risk - according to the Environment Agency website, with regards to surface water flooding, there is a greater than 3.3% chance each year. Regarding flooding risks from rivers and the sea there is a risk of between 1 and 3.3% each year

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Total area: approx. 128.5 sq. metres (1382.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
78	87
Very energy efficient - lower running costs (62 plus) A (51-61) B (39-50) C (29-38) D (19-28) E (9-18) F (1-8) G Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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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.