



Hoof Close, Littleport, CB6 1HU



## Hoof Close

Littleport,  
CB6 1HU

- Established Detached Home
- 3 Bedrooms
- Spacious Lounge & Dining Room
- 70 Ft x 40 Ft South Facing Rear Garden
- Driveway & Garage
- Modernisation Required
- Freehold / Council Tax Band D / EPC Rating TBC

An established detached house requiring modernisation with a south facing rear garden, situated within a popular cul de sac and offered for sale with no upward chain. Accommodation comprises entrance hall, spacious lounge opening into dining room, kitchen, side lobby, 3 bedrooms and bathroom, together with rear garden measuring approximately 70' x 40', driveway and garage.

3 1 1

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 and stairs to first floor.

## CLOAKROOM

With low level WC, wash basin, double glazed window to side aspect.

## LOUNGE

With tiled fireplace, glazed door and window to rear aspect, opening to:

## DINING ROOM

With double glazed window to rear aspect.

## KITCHEN

With a range of storage units, drawers and work surfaces, stainless steel sink unit and drainer, cupboard housing the gas warm air central heating boiler, double glazed window to front aspect, shelved pantry, under stairs storage cupboard.

## FIRST FLOOR LANDING

With double glazed window to front aspect.

## BEDROOM 1

With double glazed window to rear aspect, 2 built-in cupboards.

## BEDROOM 2

With double glazed window to rear aspect, airing cupboard housing hot water cylinder, 2 further built-in cupboards.

## BEDROOM 3

With double glazed window to front aspect.

## SIDE LOBBY

With door to outside, door to garage, storage cupboards, door through to rear store room.

## BATHROOM

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

## OUTSIDE

To the front of the property there is a lawned garden with mature borders and a driveway leading to the garage. Gated pedestrian access leads to a south facing rear garden which measures approximately 70' x 40'. The garden is predominantly lawned with mature hedging and bushes.

## AGENT NOTES

The aerial photograph included within these particulars was provided by the vendors and is believed to have been taken in 2008

Tenure - freehold

Council Tax Band - D

Property Type - detached

Property Construction - standard

Number & Types of Room - Please refer

to the floorplan

Square Footage - 1258 according to the floorplan

Parking - garage and driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas warm air heating

Broadband Connected - no

Broadband Type - according to

Ofcom.org.uk, standard, superfast and

ultrafast broadband are indicated to

be available in the area with ultrafast

having a maximum download speed of

1000Mbps

Mobile Signal/Coverage - according to

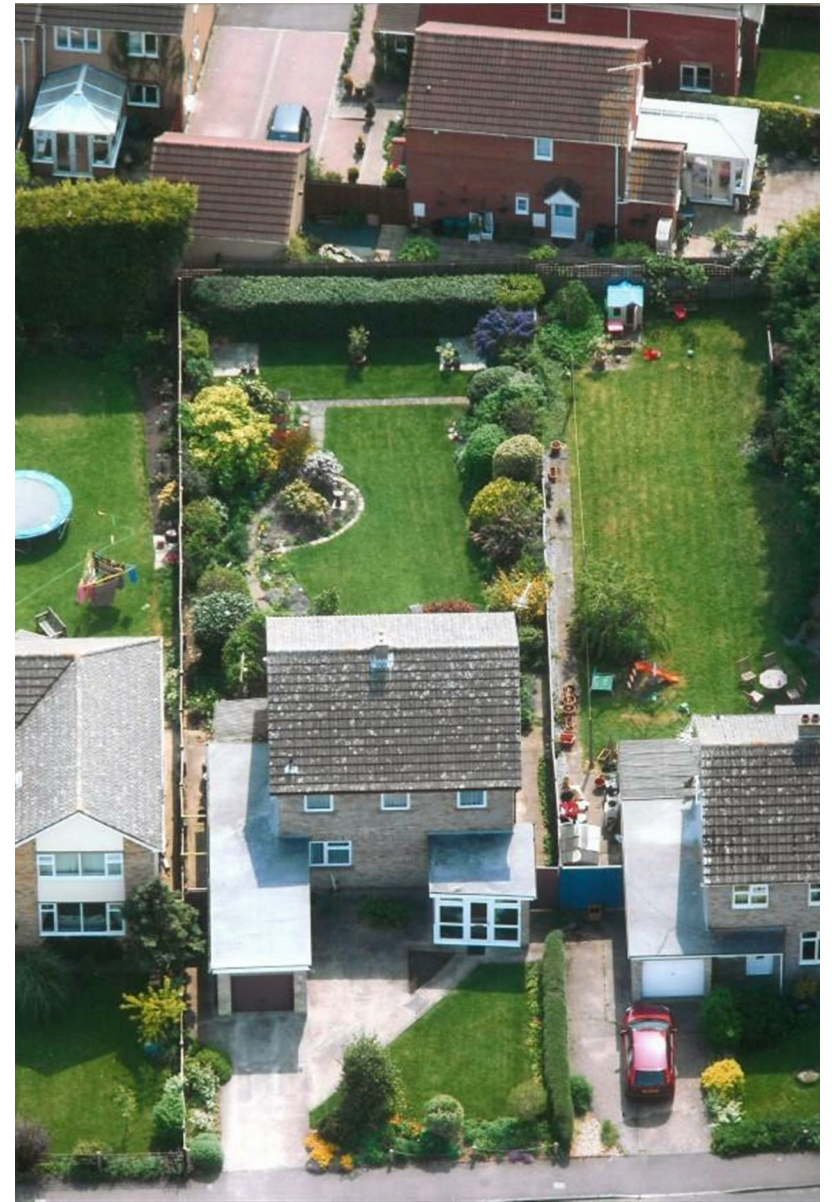
Ofcom.org.uk both 'voice' and 'data'

are indicated to be limited for 4 out of

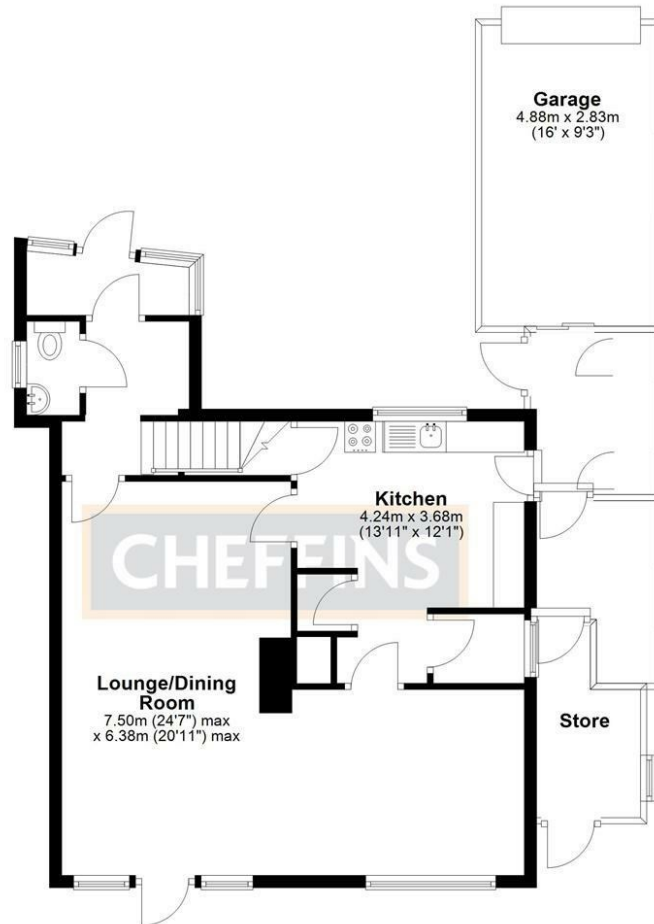
the 4 main providers checked

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



**Ground Floor**  
Approx. 62.0 sq. metres (667.6 sq. feet)



**First Floor**  
Approx. 54.9 sq. metres (590.4 sq. feet)



Total area: approx. 116.9 sq. metres (1258.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	
England & Wales	EU Directive 2002/91/EC

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Local Authority - East Cambs District Council



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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.