



Barkhams Lane, Ely, CB6 1NN

CHEFFINS

Barkhams Lane

Littleport, Ely,
CB6 1NN

- DETACHED 2/3 BEDROOM BUNGALOW
- NO FORWARD CHAIN
- GATED FRONT GARDEN & PARKING
- MULTIPLE RECEPTION ROOMS
- AIR CONDITIONING
- FREEHOLD / COUNCIL TAX: BAND C / EPC: TBC

A deceptively spacious, detached bungalow located in the popular village of Littleport. The property offers flexible accommodation from 2/3 bedrooms, and 2/3 reception rooms including a snug and a garden room, a 3 piece bathroom, kitchen / breakfast room as well as an enclosed front garden which also provides off road parking and a beautiful, mature, landscaped rear garden offering a tranquil space to enjoy and also offers a summer house & shed, both of which are connected to mains power. This is a must see!



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). 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 centers.

ENTRANCE HALL

Door to front, radiator, loft access to boarded loft with ladder

LOUNGE / BED 3

Bay window to front, electric fireplace, radiator

BEDROOM 2 / DINING ROOM

Window to front, radiator

BEDROOM 1

Window to rear, radiator, fitted wardrobes

BATHROOM

Fitted with a 3 piece suite comprising; low level WC, corner vanity wash hand basin and paneled bath with shower attachment over, window to rear, heated towel rail, tiled walls

KITCHEN / BREAKFAST ROOM

Fitted with a range of base units with work surfaces over, stainless steel sink with mixer tap over. space for single oven, airing cupboard housing boiler, ornate cast iron fireplace, radiator, window & door to side, leading through to garden room

GARDEN ROOM

Door to rear providing access to the rear garden, air conditioning unit (wall mounted), radiator

SIDE ENTRANCE / UTILITY ROOM

Door to front, 3 windows to side, plumbing for washing machine, space for condenser tumble dryer, air conditioning (wall mounted)

SNUG

Door to side providing access to the rear garden, 2 windows to rear, electric heater

FRONT GARDEN

Gated front garden providing off road parking with mature plants & shrubs to borders, gated access to the side entrance

REAR GARDEN

Landscaped garden with a range of mature plants, trees and shrubs, a timber summerhouse and garden shed, both benefitting from mains power connected, graveled seating area at the rear, paved patio, gated access to front from both sides

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 79 |
| (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 |

Guide Price £350,000

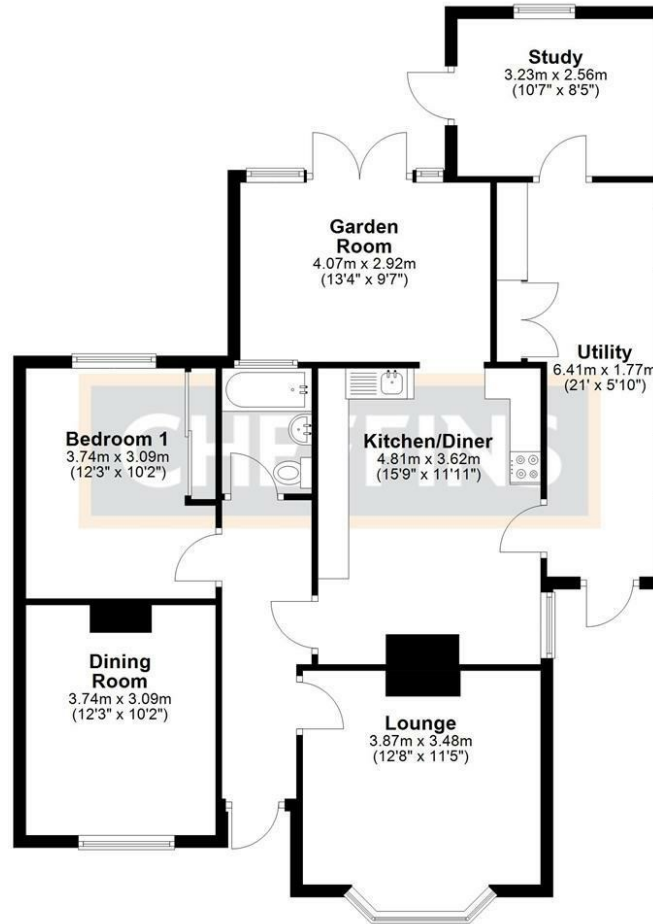
Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire District Council

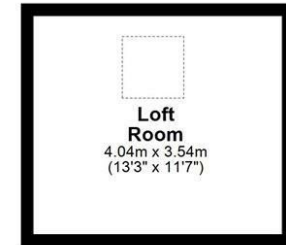
Ground Floor

Approx. 101.4 sq. metres (1091.4 sq. feet)



First Floor

Approx. 14.3 sq. metres (154.0 sq. feet)



Total area: approx. 115.7 sq. metres (1245.4 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.