



Silt Road, Ely, CB6 1QD

**CHEFFINS**

# Silt Road

Littleport, Ely,  
CB6 1QD



**Guide Price £349,950**

- Link Detached Family Home
- 3 Double Bedrooms
- Large Rear Garden
- Ample Off Road Parking & Garage Potential
- Outbuilding for Potential Conversion (STP)
- FREEHOLD / EPC RATING F / COUNCIL TAX BAND D

Are you looking for that balance of old and new? Take a look at this beautifully presented, Victorian link detached family home, located in the popular village of Littleport, being just approximately 10 minutes walk from the mainline railway station.

The property offers deceptively spacious accommodation over 2 floors, starting at the entrance hall with wide stairs up to the first floor, there is a large lounge / diner with dual aspect to front & rear, leading through to the kitchen. Beyond that is a boot room and a store room that could be further utilised.

Moving on up to the first floor, there are 3 generous, double bedrooms and a 3 piece family bathroom completing the internal accommodation.

Outside the property is a driveway to the side providing off road parking for multiple cars. There is a generous rear garden beyond providing plenty of space to enjoy the summer months.

The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.





## 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

Door to front, stairs leading to 1st floor

## LOUNGE / DINER

A triple aspect room with windows to the front, side and rear aspects, under stairs cupboard, 2 radiators, door through to kitchen

## KITCHEN

Refitted range of base and wall units, cupboards and drawers with complimentary work surfaces over, space for single oven, stainless steel sink with mixer tap over, window to side, cupboard housing boiler, radiator, door through to boot room

## BOOT ROOM

Door to rear garden, door to store room

## STORE ROOM

Power & light connected

## FIRST FLOOR

Split level landing, 2 radiators

## BEDROOM 1

2 windows to front, built in wardrobes, radiator

## BEDROOM 2

Window to rear, radiator

## BEDROOM 3

Window to side, radiator

## FAMILY BATHROOM

Fitted with a three piece suite comprising; low level wc, pedestal wash hand basin and paneled bath with shower over, window to side, radiator, extractor fan

## OUTSIDE

To the front of the property is a small pathway leading to the street, (which the owner has used for off road parking without any problems for multiple years) whilst the side of the property has a gated vehicular entrance providing access to the gravel driveway and off road parking. There was a single garage but is in need of repair to be used. At the rear of the driveway is the generous rear garden that is a blank canvass for the new owner to enjoy!

## AGENTS NOTE

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

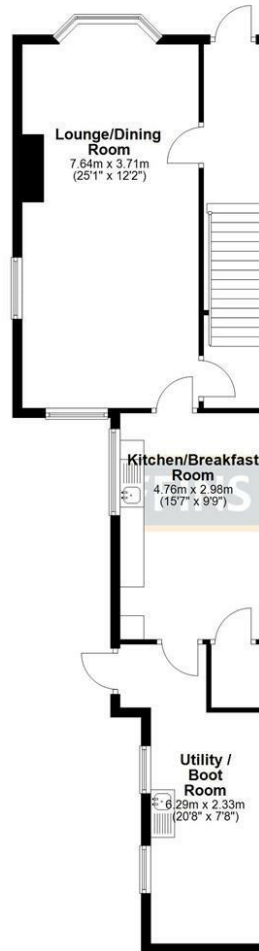
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





**Ground Floor**  
Approx. 69.0 sq. metres (742.5 sq. feet)



**First Floor**  
Approx. 57.0 sq. metres (613.2 sq. feet)



Total area: approx. 126.0 sq. metres (1355.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £349,950

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire 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.