



Mildenhall Road, Littleport, CB7 4SY

CHEFFINS

Mildenhall Road

Littleport,
CB7 4SY

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Guide Price £399,950

- Detached Farmhouse
- 3 Bedrooms / 2 Reception Rooms
- Approx 4 Acres (sts) Including Yard Area & Buildings
- Cash Buyers Only
- Freehold / Council Tax Band C / EPC Rating TBC

A 3 bedroom detached farmhouse situated within a superb plot of approximately 4 acres (sts) with buildings and scope for redevelopment (subject to planning consent).

Accommodation comprises entrance hall, lounge, separate dining room, conservatory, kitchen, rear lean-to, 3 bedrooms and bathroom, together with garage with WC and assorted buildings.

Cash buyers only.





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 windows to front and rear aspects, ornamental brick fireplace with oak bressumer (non-functional), beamed ceiling, 2 radiators.

DINING ROOM

With double glazed window to front aspect, radiator, double doors to:

CONSERVATORY

With French doors onto garden, radiator.

KITCHEN

With double glazed window to side aspect, fitted with a range of matching wall and base level storage units, work surfaces and drawers, sink unit and drainer, electric oven, hob and extractor hood, understairs cupboard.

REAR LEAN-TO

With oil fired boiler, double glazed windows and door to outside, plumbing for washing machine, door to garage.

FIRST FLOOR LANDING

With double glazed window to rear aspect.

BEDROOM 1

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

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

With double glazed window to rear aspect, built-in WC and vanity unit with wash basin beneath, panelled bath, shower cubicle, access to loft, radiator.

OUTSIDE

The property sits in a well maintained plot of approximately 4 acres (sts).

Access is via a pair of electronically operated gates and there are lawned gardens surrounding the house, together with established planting including apple, pear and walnut trees, whilst to the rear there is a driveway/yard leading to outbuildings including:

Garage - with metal up and over door, electricity connected. To the rear of the garage there is a WC with low level WC, vanity unit with wash basin and double glazed window.

Barn - approximately 32' x 21'

Open Fronted Brick/Timber Barn - approximately 27' x 13' with additional brick built barn

The remainder of the plot then consists of a grass field

AGENTS NOTES

Cash buyers only.

In 2021 the current owners asked their insurance company to investigate structural movement that had occurred with the property. They conducted their investigations and after a period of monitoring the insurer concluded that movement was caused due to the house having been built on a raft foundation, whilst the more recently constructed conservatory was constructed on a piled foundation which led to differential movement between the two. For further information a copy of the insurance company's report is available from Cheffins.


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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



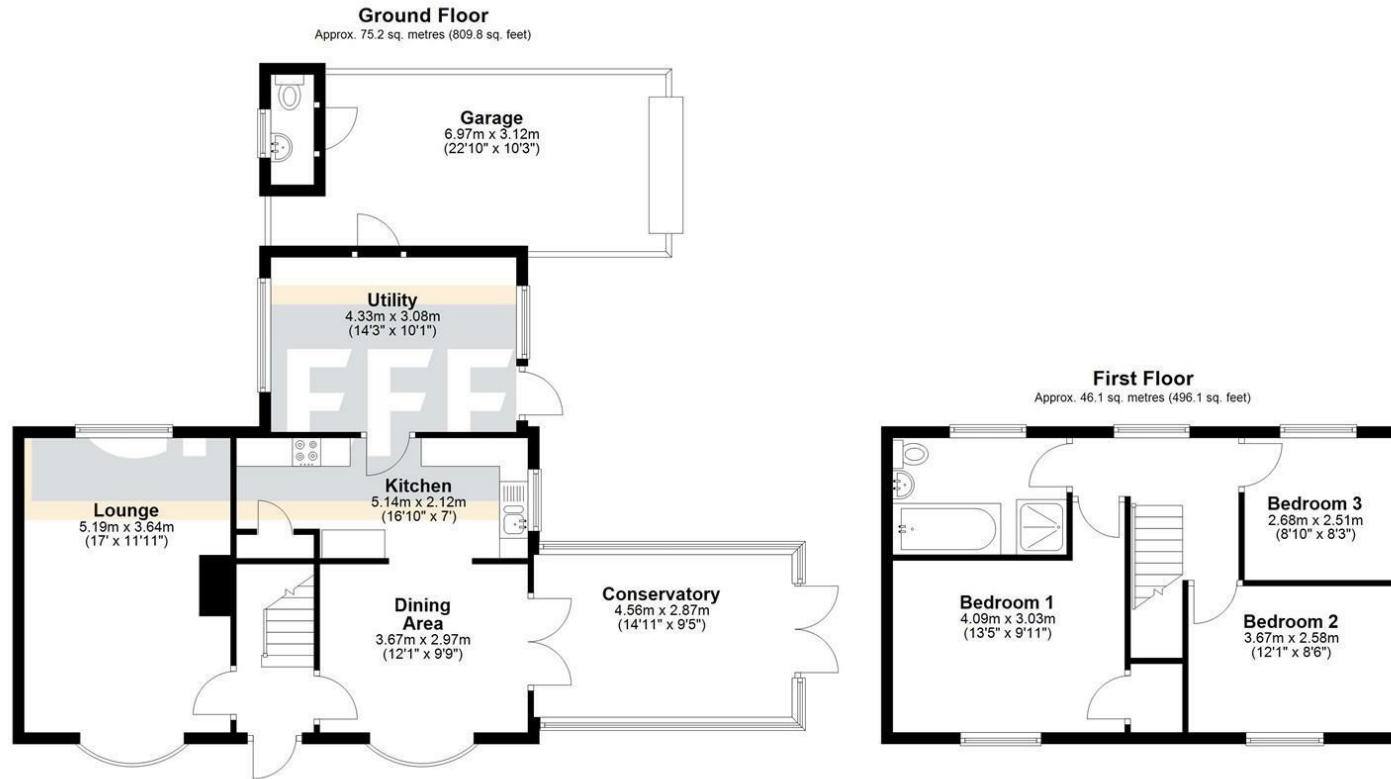


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Guide Price £399,950
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council





Total area: approx. 121.3 sq. metres (1305.9 sq. feet)

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