



Burnt Chimney Drove, Littleport, CB6 1RN

CHEFFINS

Burnt Chimney Drove

Littleport,
CB6 1RN

- Semi Detached Cottage
- 3 Bedrooms
- Gated Driveway
- Enclosed Rear Garden
- Semi Rural Location
- No Upward Chain
- Freehold / Council Tax Band A / EPC Rating E

Offering to the market this delightful semi detached cottage, located in a semi rural location on the outskirts of Littleport.

This deceptively spacious home offers 3 bedrooms, a three piece family bathroom, lounge, kitchen / breakfast room and a conservatory at the rear overlooking the garden.

Outside to the front is a driveway leading to the rear and providing access, should you so wish, to a single garage. The rear garden is mainly laid to lawn with mature shrubs & trees to borders.

The property is offered for sale with NO FORWARD CHAIN but does have issues with damp and would need investigating by the new owner, hence the price point. To find out more or to arrange a viewing, please contact us today.

3 1 2

Guide Price £210,000





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 centres.

ENTRANCE HALL

With stable style door to side aspect, stairs to first floor, under stairs storage cupboard, tiled flooring, radiator.

KITCHEN

With a range of base and wall units, cupboards and drawers with work surfaces over, window to rear aspect, single oven with extractor hood over, sink with mixer tap, plumbing for washing machine, space for fridge/freezer, integral slimline dishwasher, tiled floor.

CONSERVATORY

Of brick and upvc construction, door into the rear garden.

LOUNGE

With feature fireplace, 3 windows to front aspect, 2 radiators.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

With window to front aspect having far reaching countryside views, radiator.

BEDROOM 2

With double glazed window to front aspect, access to loft, radiator.

BEDROOM 3

With window to rear aspect, radiator.

BATHROOM

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, window to rear aspect

OUTSIDE

The rear garden is mainly laid to lawn with mature shrubs and trees to borders. There is also a 5-bar gate to the front enclosing the garden. There is a garage which is accessed across the garden.

AGENTS NOTES

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

The property has right of access across the neighbours garden to access their septic tank.

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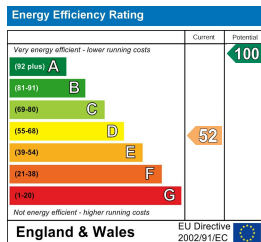
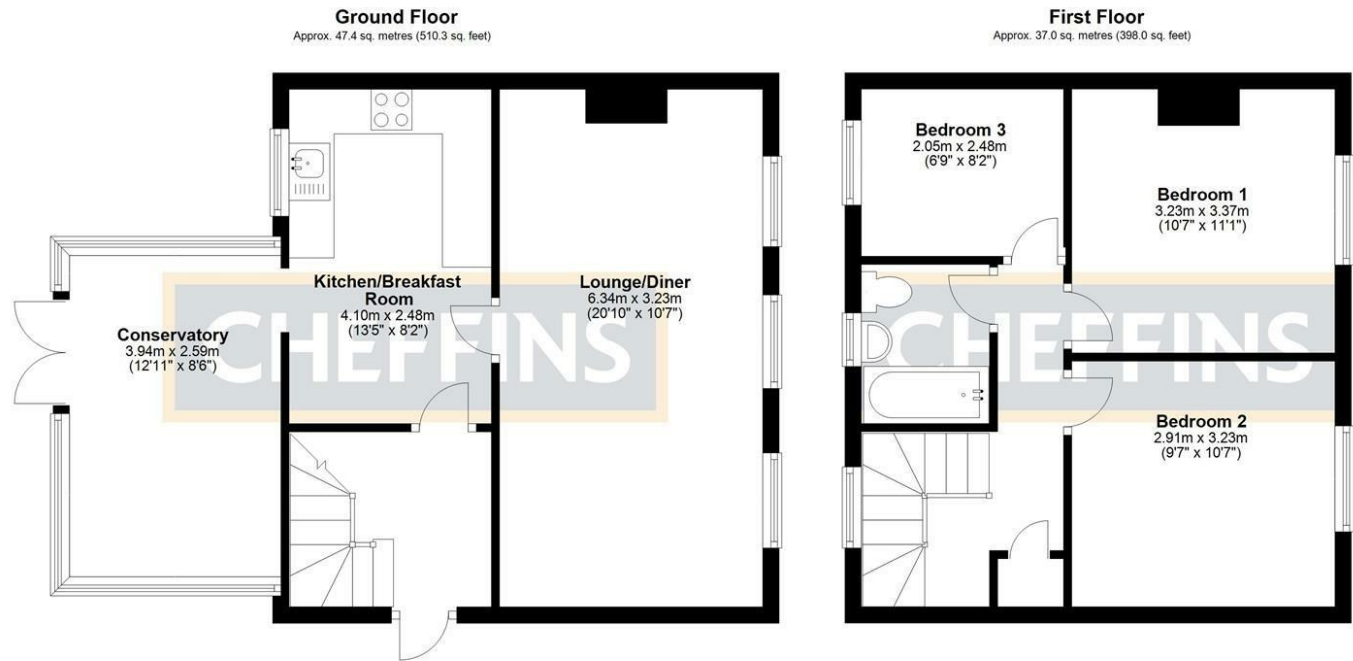
2 to access their garage (they do also have their own separate access).

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £210,000

Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambridgeshire District Council

Total area: approx. 84.4 sq. metres (908.3 sq. feet)

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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.