



New Road, Littleport, CB6 1PX

CHEFFINS

New Road

Littleport,
CB6 1PX

- Established Detached Family Home
- Central Location
- 3 Reception Rooms & Kitchen/Dining Room
- 4 Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Attractive Gardens
- Driveway
- Freehold / Council Tax Band E / EPC Rating D

An established detached family home, conveniently situated in a central location within walking distance of the mainline railway station, local shops, primary and secondary schools etc.

Accommodation comprises entrance hall, open plan kitchen/dining room, lounge, family room, boot room/home office, shower room, 4 bedrooms and family bathroom, together with a driveway and gardens to front and rear.

 4  2  3

Guide Price £374,950





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 and double glazed stained glass window to front aspect, stairs to first floor with under stairs storage cupboard, wooden flooring, radiator.

LOUNGE

With feature open fireplace, double glazed stained glass bay window to front aspect, 2 double glazed windows to side aspect, radiator, door through to:

FAMILY ROOM

With double glazed bay window with stained glass, double glazed door and windows to rear aspect, wooden flooring, gas fireplace, radiator.

BOOT ROOM/HOME OFFICE

With double glazed door and windows to rear aspect, radiator.

GROUND FLOOR SHOWER ROOM

With tiled shower cubicle, low level WC, wash hand basin, double glazed window to rear aspect.

KITCHEN / DINING ROOM

With 1 1/4 stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric double Neff oven, 4-ring hob with stainless steel splashback and extractor hood above, integral fridge/freezer, integrated washing machine and dishwasher, cupboard housing gas fired boiler, double glazed window and door to rear garden.

FIRST FLOOR LANDING

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

BEDROOM 1

With double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BEDROOM 4

With double glazed window to front aspect, radiator.

BATHROOM

With corner bath, separate shower cubicle, low level WC, pedestal hand basin, radiator, double built-in storage cupboard and additional storage cupboard, double glazed window to rear aspect.

OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking, together with a well established garden enclosed by low brick walling and offering a variety of mature plants and shrubs. Gated access leads to a generous enclosed garden which offers a paved patio, lawn and borders containing a variety of plants and shrubs.

AGENTS NOTES

We understand the property was underpinned in the 1980's prior to the current vendors purchase. Unfortunately the vendor is unable to locate any relating paperwork but has had an up to date structural survey carried out on the property which is available to view upon request.

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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



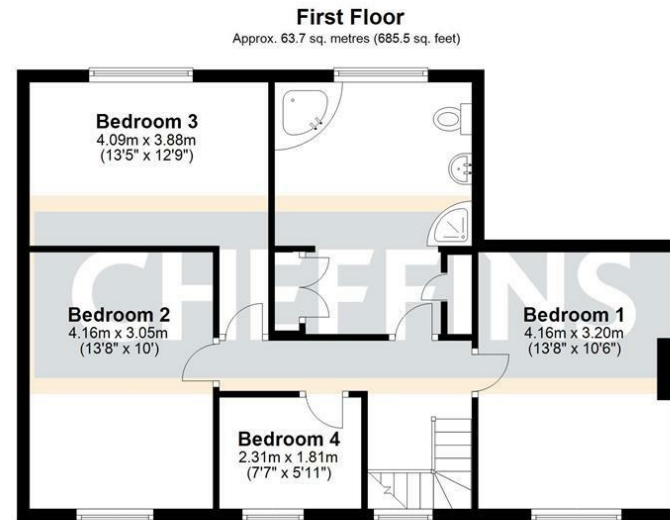
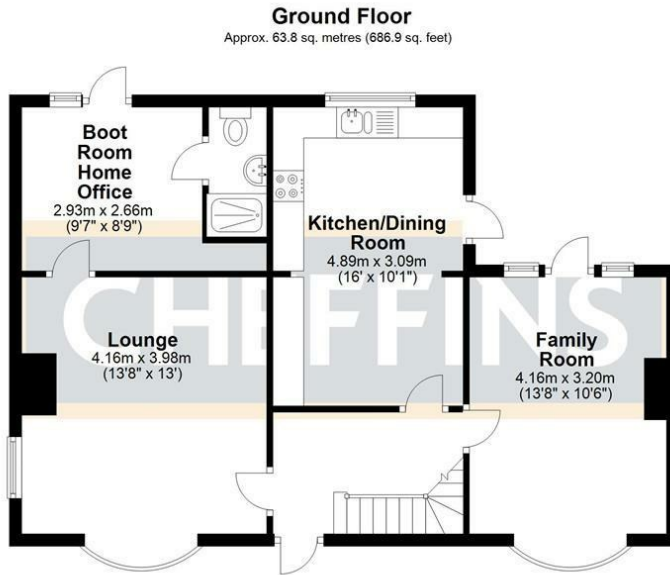


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £374,950
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council





Total area: approx. 127.5 sq. metres (1372.4 sq. feet)

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