



Croft Park Road, Littleport, CB6 1NZ

**CHEFFINS**



## Croft Park Road

Littleport,  
CB6 1NZ

- Mid Terrace Home
- Well Presented
- Lounge, Kitchen/Dining Room & Conservatory
- 3 Bedrooms & Bathroom
- Enclosed Garden to Rear
- Single Garage
- Freehold / Council Tax Band B / EPC Rating D

A well presented 3 bedroom mid terrace house located in the well served Town of Littleport. Comprises entrance hall, living room, kitchen/dining room and conservatory, 3 first floor bedrooms and bathroom, together with an enclosed garden to rear and single garage on block.



## Offers In Excess Of £250,000





## 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 )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, wall mounted fuse board, radiator, under stairs storage cupboard, laminate flooring,

## **LIVING ROOM**

With double glazed window to front aspect, radiator,

## **KITCHEN / DINING ROOM**

With double glazed window to rear aspect, door leading to conservatory, base and wall mounted storage units, 4-ring integrated gas hob, oven and grill, stainless steel extractor hood, work surfaces, alcove for fridge/freezer, radiator, stainless steel sink unit with mixer tap, wall mounted combi boiler, laminate flooring, door to:

## **CONSERVATORY**

Of upvc construction with French doors leading to the garden, laminate flooring.

## **FIRST FLOOR LANDING**

With access to loft, storage cupboard.

## **BEDROOM 1**

With double glazed window to rear aspect, radiator

## **BEDROOM 2**

With double glazed window to front aspect, radiator.

## **BEDROOM 3**

With double glazed window to front aspect, over stairs storage cupboard, radiator.

## **BATHROOM**

With opaque double glazed window to rear aspect, spotlights, low level WC, wash hand basin with mixer tap and storage units underneath, extractor fan, panelled bath with overhead shower, tiled splashbacks surrounding, heated towel rail, vinyl flooring,

## **OUTSIDE**

The rear garden is enclosed by wooden fence panels with lawn and newly laid patio. Rear gated access provides access to the garage which is on block with up and over door.

## **VIEWING ARRANGEMENTS**

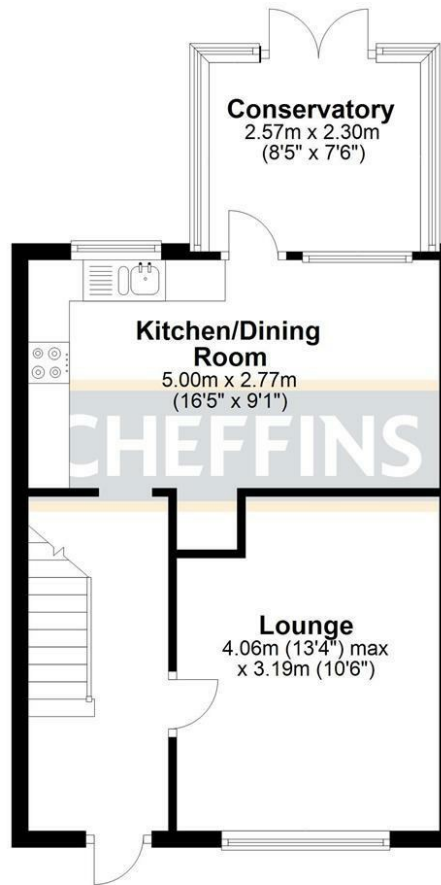
Strictly by appointment with the Agents.





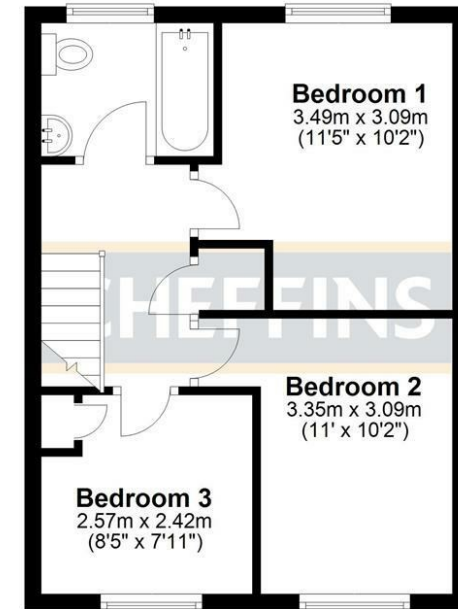
## Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>79</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 |                         |
| <b>58</b>                                   |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 75.5 sq. metres (812.3 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.