



Victoria Street, Littleport, CB6 1LZ

**CHEFFINS**

## Victoria Street

Littleport,  
CB6 1LZ

- Extended Detached Bungalow
- 3 Double Bedrooms (1 Ensuite)
- Spacious Lounge / Dining Room
- Modern Kitchen / Breakfast Room & Utility
- Mature Gardens & Extensive Parking
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

A well presented and spacious detached bungalow comprising entrance hall, kitchen/breakfast room, utility, spacious lounge/dining room, 3 double bedrooms (1 with ensuite) and shower room, together with extensive parking and mature gardens. Benefits include gas central heating and upvc double glazing and there is no upward chain.

3 2 2

**Guide Price £380,000**





## 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 engineered oak flooring, access to loft space, radiator.

## LOUNGE / DINING ROOM

With feature fireplace with timber surround and fitted electric fire, shelved display alcove, feature bay window to front aspect, radiator

## KITCHEN / BREAKFAST ROOM

With single sink unit and drainer with mixer taps, fitted with a range of matching units and complementary work surfaces including base units, wall mounted units and drawers, fitted double oven, hob and extractor fan, integral fridge and dishwasher, spotlights, Travertine floor, door leading to the rear garden, French doors leading to the lounge, radiator

## UTILITY ROOM

With Worcester boiler supplying the gas central heating system, airing cupboard housing hot water tank, plumbing for washing machine, space for tumble drier, Travertine flooring.

## INNER LOBBY

With fitted storage cupboards.

## BEDROOM 1

With fitted double wardrobe (railed and shelved), radiator.

## ENSUITE

With tiled shower cubicle with Triton shower unit, inset hand basin, low level W.C., heated towel rail.

## BEDROOM 2

With radiator,

## BEDROOM 3

With radiator

## SHOWER ROOM

With suite comprising low level W.C., pedestal hand basin, double size shower cubicle, radiator.

## OUTSIDE

To the front of the property there is an extensive gravelled driveway providing vehicular parking. Gated access leads to the front garden which is predominantly lawned with a good selection of shrubs and plants.

There is a raised decking area to the side of the property offering an excellent outside entertaining area. Gated access to the side leads round to the rear of the property where there is a small lawned area and further mainly hard landscaped garden area with bin storage area.

## VIEWING ARRANGEMENTS

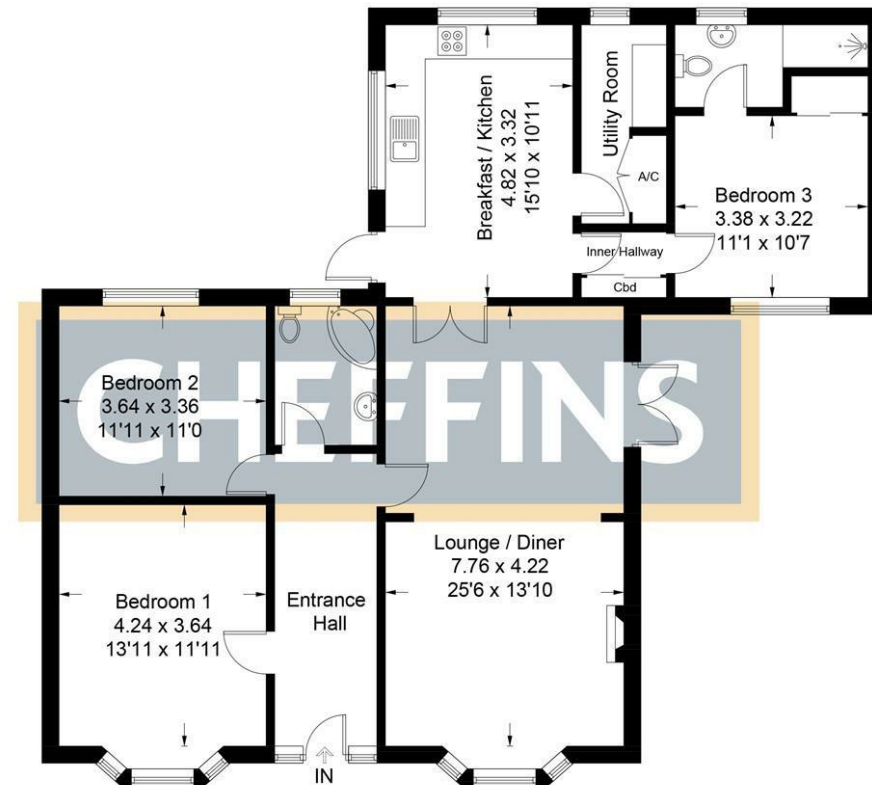
Strictly by appointment with the Agents.







Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1162707)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £380,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

**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](http://cheffins.co.uk)



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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.