



Willow Court, Littleport, CB6 1NQ

CHEFFINS

Willow Court

Littleport,
CB6 1NQ

- Deceptively Spacious Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge, Kitchen/Diner & Conservatory
- Ample Parking & Single Garage
- Garden to Rear Backing onto Fields
- Outbuilding/Studio/Workshop
- Electric Car Charging Point
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are delighted to offer to the market this well presented, semi detached bungalow, situated in a cul de sac location, not far from the town center of Littleport.

The property offers deceptively spacious accommodation, including an entrance hall, 2 double bedrooms, the master further benefitting from an ensuite shower room, a lounge at the rear providing access to the garden and overlooking fields at the rear. There is a kitchen / diner, further bathroom and a conservatory.

Outside the property, to the front, is ample off road parking for 2 - 3 cars, there is an electric car charging point and a mainly laid to lawn front garden all leading up to the single garage. At the rear, there is a mainly laid to lawn garden, field views beyond, a raised decked patio with timber pergola plus an outbuilding that offers the potential for a studio, further garage or even a workshop.

To fully appreciate this deceptively spacious home, an early viewing is highly recommended.

2 2 1

Guide Price £249,900





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, access to loft, radiator.

BEDROOM 1

With windows to front and side, radiator. Door to:

ENSUITE

With 3-piece suite comprising of low level WC, vanity wash hand basin and shower cubicle, spotlights.

BEDROOM 2

With window to front aspect, radiator.

LOUNGE

With door to rear leading into the garden, radiator.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, window to rear, 1 1/2 bowl stainless steel sink with mixer tap, single oven, 4-ring electric hob with extractor hood over, plumbing for washing machine, radiator, storage cupboard. Door through to:

INNER HALLWAY

With doors to conservatory and bathroom.

BATHROOM

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

CONSERVATORY

With doors to side and rear aspects.

OUTSIDE

To the front there is a mainly laid to lawn garden and a driveway with electric car charging point to the side providing parking for 3 cars and leading to the single garage with up and over door.

To the rear there is a decked patio, is mainly laid to lawn and has gated access to the front and field views to the rear and an outbuilding / workshop which has power and light connected and is insulated. There is a door into the garden, window to side and barn style doors to the front providing vehicular access.

AGENT NOTES

We are advised that the garage roof is asbestos

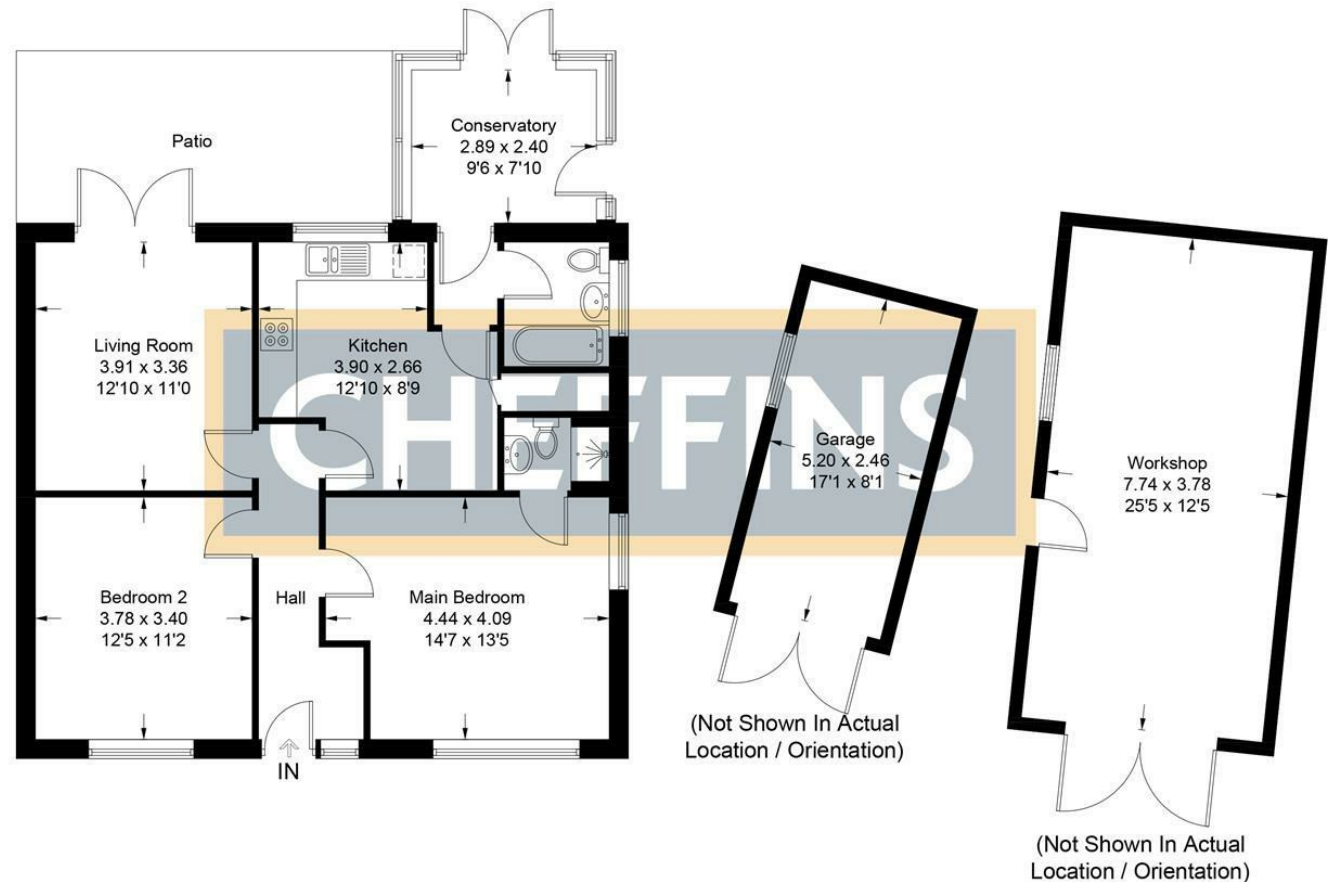
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft (Approx)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £249,900

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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. (ID1158690)

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.