



Fishers Bank, Littleport, CB6 1LN

**CHEFFINS**



## Fishers Bank

Littleport,  
CB6 1LN

- Spacious End Terrace
- 4 Bedrooms (1 Ensuite)
- Lounge & Separate Dining Room
- Kitchen & Utility
- Conservatory
- Attractive Gardens, Parking & Garage
- Freehold / Council Tax Band C / EPC Rating C

Situated within a secluded position, this modern end terrace property comprises entrance hall, cloakroom, lounge, separate dining room, kitchen and utility, conservatory, 4 bedrooms (master with ensuite) and bathroom, together with attractive front and rear gardens, parking and garage. Viewing recommended.

4 2 2

**Guide Price £319,950**





## 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 to front aspect, stairs to first floor, radiator

## CLOAKROOM

With double glazed window to side aspect, pedestal hand wash basin, low level WC, radiator.

## KITCHEN

With double glazed window to rear aspect, fitted with a range of wall and base level storage units, work surfaces and drawers, built-in electric oven, gas hob and extractor hood, stainless steel sink unit and drainer, plumbing for dishwasher, radiator.

## UTILITY

With door to outside, wall mounted replacement gas fired boiler, stainless steel sink unit and drainer, base level storage unit and work surfaces, plumbing for washing machine, pantry, radiator.

## LOUNGE

With double glazed bay window to front aspect, television point, fitted bookshelves and cupboards, radiator, double doors to:

## DINING ROOM

With radiator, patio doors to:

## CONSERVATORY

Of brick and upvc construction with doors onto garden.

## FIRST FLOOR LANDING

With shelved cupboard, access to loft which is part boarded.

## BEDROOM 1

With double glazed window to front aspect, built-in double wardrobes, radiator.

## ENSUITE

With shower cubicle, vanity unit with wash basin, low level WC, radiator.

## BEDROOM 2

With double glazed window to rear aspect, radiator.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BEDROOM 4

With double glazed window to rear aspect, radiator.

## BATHROOM

With suite comprising vanity unit with wash basin, low level WC, panelled bath with shower from the taps, double glazed window to side aspect, modern heated towel rail.

## OUTSIDE

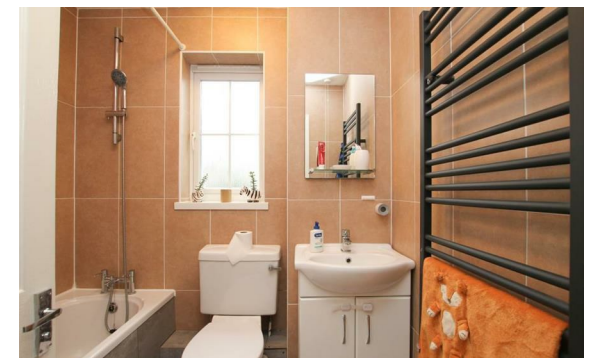
To the front of the property there is a lawned garden and gated pedestrian access leads to the rear which is mainly laid to lawn, together with planted

borders and a storage area to the rear of the garage. A gate leads from the rear garden to a shared parking area where the property has a garage with dedicated parking space to the front. The garage has a metal up and over door, electricity connected and a personnel door into the garden.

Please note, the front garden continues into an area of grass which our client informs us is council owned, however, our client maintains this area as it adjoins their own garden.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(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 £319,950  
 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)

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.

