



Monkwood, Littleport, CB6 1JD

CHEFFINS

Monkswood

Littleport,
CB6 1JD

- No Forward Chain
- Mid terrace
- 2 Double Bedrooms
- Conservatory at the rear
- Allocated parking
- FREEHOLD / COUNCIL TAX B / EPC TBC

Offering to the market this well presented, mid terraced, 2 bedroom home, located in the popular town of Littleport.

This lovely home offers an entrance hall, fitted kitchen, lounge, conservatory, 2 double bedrooms and a 3 piece bathroom. Outside there is a small front garden with outside storage and an enclosed, low maintenance rear garden with gated access at the rear.

The property benefits from off road parking at the rear and is offered for sale with NO FORWARD CHAIN. This property could be suited to a first time buyer or investor.



Guide Price £199,950





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

Door to front, radiator, stairs leading to the first floor and storage cupboard.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surface over, stainless steel sink with mixer tap over, 4 ring gas hob with extractor hood over, single oven, space for fridge freezer, wall mounted boiler, window to the front.

LOUNGE

Window to the rear, door to the rear leading in to the conservatory and radiator.

CONSERVATORY

Doors to rear leading to garden, radiator.

FIRST FLOOR LANDING

Access to the loft, doors to bedrooms and bathroom.

BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal hand wash basin, panelled bath with shower over, radiator and extractor fan.

BEDROOM 1

Window to the rear and radiator.

BEDROOM 2

Fitted wardrobes, window to front and radiator.

OUTSIDE

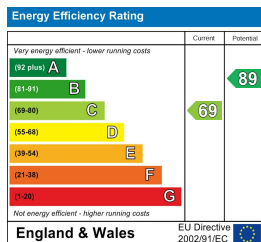
The rear garden has a paved patio and is over a split level, mainly laid to lawn. Off road parking at rear for 1-2 cars. To the front there is a lockable storage cupboard and path leading to front door.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire 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



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.