



Meadow Court, Littleport, CB6 1JW

**CHEFFINS**

## Meadow Court

Littleport,  
CB6 1JW

- Established Semi Detached Family Home
- 3 Bedrooms
- Lounge & Kitchen/Diner
- Conservatory & Utility Room
- Cloakroom & Shower Room
- Off Road Parking
- Garden to Rear
- Freehold / Council Tax Band B / EPC Rating D

Offering to the market this well presented, semi detached family home located in the popular town of Littleport.

The accommodation comprises entrance hall, lounge, kitchen / diner, conservatory, utility room, cloakroom, 3 bedrooms and a family bathroom.

Outside there is a driveway to the front providing off road parking & leading to the single garage. The rear is mainly laid to lawn with paved patio and timber shed.

This property is ready to view by appointment.

3 1 1

**Guide Price £280,000**





## 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, window to side.

## LOUNGE

With window to front, radiator, decorative fireplace, stairs to first floor. Leads through to:

## KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap, pantry, space for single oven, space for fridge/freezer, plumbing for dishwasher, radiator. Door to rear leading to the conservatory and door to:

## UTILITY ROOM

With radiator, door to rear, plumbing washing machine. Access into the garage.

## CLOAKROOM

With low level WC.

## CONSERVATORY

With doors to rear leading into the garage.

## FIRST FLOOR LANDING

With access to loft, radiator, airing cupboard housing the boiler.

## BEDROOM 1

With window to front, radiator, built-in double wardrobe, fitted furniture around the bed.

## BEDROOM 2

With window to rear, radiator, ceiling fan.

## BEDROOM 3

With window to front, radiator, built-in storage cupboard.

## BATHROOM

With window to rear, fitted with 3-piece suite comprising low level WC, vanity wash hand basin, walk-in shower cubicle, radiator.

## OUTSIDE

To the front of the property there is driveway providing off road parking for 3/4 cars and leads to the single garage. The garage has an up and over door, power and light connected and door into the utility room.

The rear garden is fully enclosed by timber fencing and is mainly laid to lawn with paved patio and 2 timber garden sheds.

## VIEWING ARRANGEMENTS

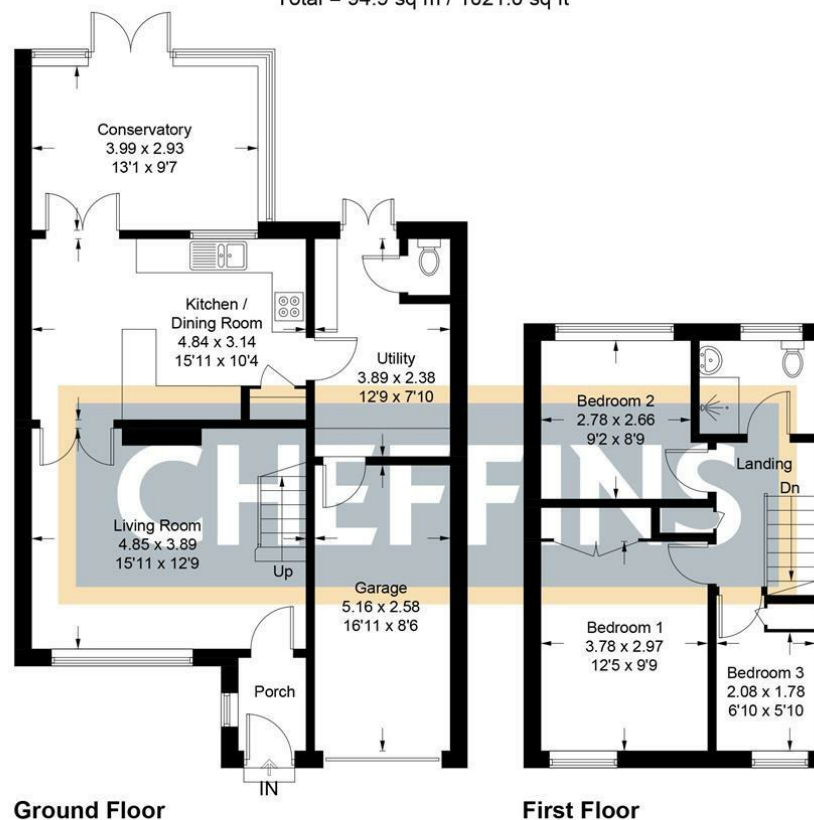
Strictly by appointment with the Agents.







Approximate Gross Internal Area  
 Ground Floor = 59.4 sq m / 639.3 sq ft  
 (Excluding Garage)  
 First Floor = 35.3 sq m / 381.7 sq ft  
 Total = 94.9 sq m / 1021.0 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		85
(71-81) <b>B</b>		
(59-80) <b>C</b>	67	
(51-58) <b>D</b>		
(39-50) <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 £280,000

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. (ID1172235)

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.

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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.