



Wisbech Road, Littleport, CB6 1JJ

CHEFFINS

Wisbech Road

Littleport,
CB6 1JJ

- Extended Detached House
- 3 Bedrooms
- Lounge Opening into Dining Room
- Kitchen Opening into Breakfast Room
- Conservatory
- Mature Gardens, Driveway & Garage
- Modernisation Required
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

An extended bay fronted detached property requiring modernisation and offered for sale with no upward chain, Accommodation comprises entrance hall, kitchen leading into breakfast room, rear lobby, WC, open plan lounge and dining room, conservatory, 3 bedrooms and shower room, together with long driveway, garage with attached brick built stores and mature gardens.

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Guide Price £360,000





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 cloaks cupboard, double glazed window, radiator, stairs to first floor.

KITCHEN

With wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, cooker space, plumbing for dishwasher, double glazed window, opening into:

BREAKFAST ROOM

With double glazed patio doors into rear garden, radiator.

REAR LOBBY

WC

With low level WC.

LOUNGE

With double glazed bay window to front aspect, double glazed window to side, brick open fireplace, 2 radiators. Opening to:

DINING ROOM

With double glazed window to side aspect, 2 radiators, doors into:

CONSERVATORY

Of brick and upvc construction with doors to garden, radiator.

FIRST FLOOR LANDING

With double glazed window to side.

SHOWER ROOM

With modern walk-in shower, pedestal hand wash basin, low level WC, double glazed window to rear, airing cupboard housing the gas fired boiler, radiator.

BEDROOM 1

With double glazed bay window to front aspect, fitted wardrobes, radiator.

BEDROOM 2

With double glazed windows to rear and side aspects, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

OUTSIDE

To the front of the property there is a lawned garden with planted borders and a long driveway which leads

alongside the house to the garage with metal up and over door. Adjoining the garage there are 2 brick built stores with electricity connected and a door into the garden. Pedestrian access leads into the rear garden which is a combination of patio, lawn, beds and small trees.

AGENTS NOTE

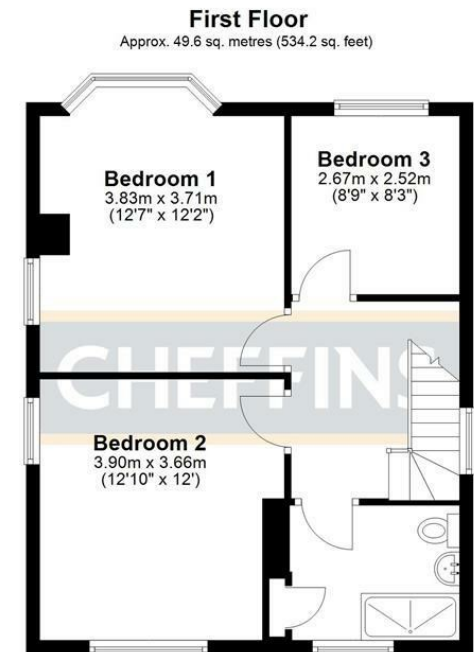
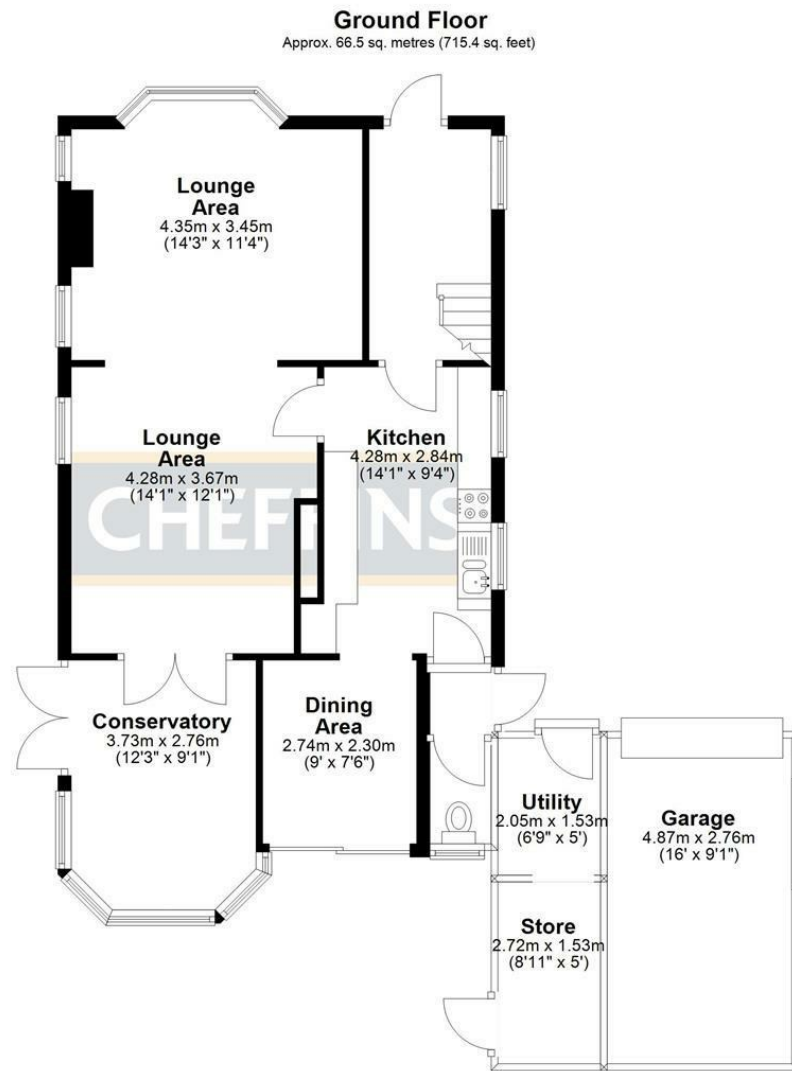
The property has the benefit of solar panels.

VIEWING ARRANGEMENTS

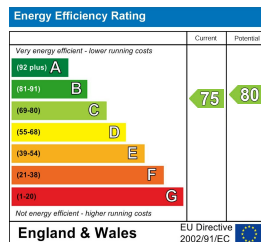
Strictly by appointment with the Agents.







Total area: approx. 116.1 sq. metres (1249.7 sq. feet)



Guide Price £360,000

Tenure - Freehold

Council Tax Band - D

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



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.