



Ferry Way, Littleport, CB6 1QJ

**CHEFFINS**



## Ferry Way

Littleport,  
CB6 1QJ

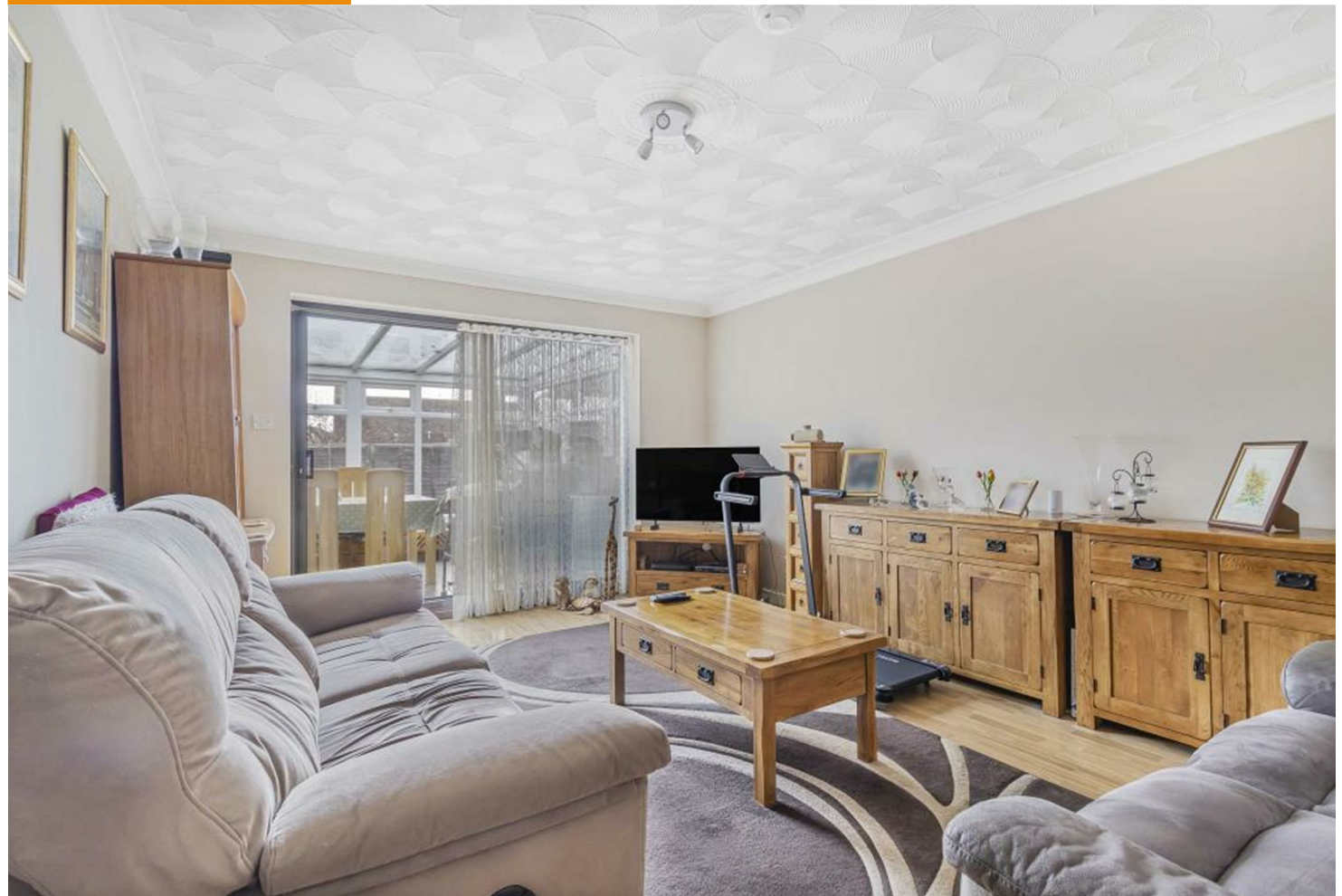
- NO FORWARD CHAIN
- Detached two bedroom bungalow
- Conservatory
- Off road parking and garage
- FREEHOLD / COUNCIL TAX B / EPC C

Cheffins are delighted to offer to the market this well presented detached bungalow, located in the popular town of Littleport. The property comprises of Entrance Hall, Kitchen / Diner, Lounge, Conservatory, two Double Bedrooms, and Shower Room. Outside the property there is off road parking for two cars, a single garage and at the rear a mainly laid to lawn garden with gated access.

This property is offered for sale with no forward chain and is available to view strictly by appointment only.



**Guide Price £279,950**





## 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, loft access and airing cupboard.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven, 4 ring hob with extractor hood over, wall mounted boiler, stainless steel sink with mixer tap over, radiator and window to the front.

## LOUNGE

Door to the rear, leading in to the conservatory and radiator.

## BEDROOM 1

Window to the rear, radiator and fitted wardrobes.

## BEDROOM 2 / OFFICE

Window to the front and radiator.

## SHOWER ROOM

Fitted with a low level WC, vanity

wash hand basin and a double shower cubicle, window to the side, heated towel rail and extractor fan.

## CONSERVATORY

Door to side.

## OUTSIDE

To the front of the property there is offroad parking for two cars, garage with power and light connected with an electric up and over door. The rear garden is mainly laid to lawn with paved patio and gated access to the side.

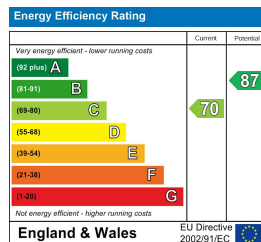
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Guide Price £279,950

Tenure – Freehold

Council Tax Band – B

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.

