



City Road, Littleport, CB6 1NG

CHEFFINS

City Road

Littleport,
CB6 1NG

- Modern Semi Detached Home
- 3 Bedrooms
- Lounge / Dining Room & Kitchen / Breakfast Room
- Study, Cloakroom & Utility Room
- Generous Driveway & Single Garage
- Garden to Rear with Field Views
- Freehold / Council Tax Band C / EPC Rating TBC

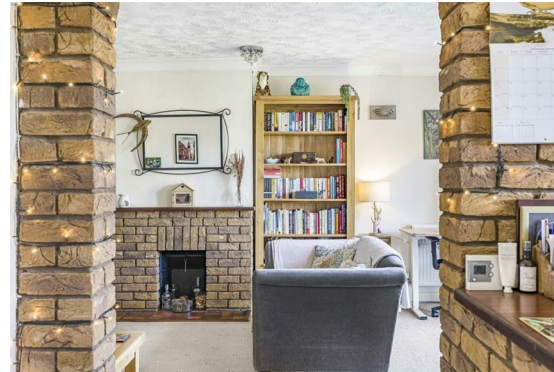
Cheffins are delighted to offer to the market this deceptively spacious family home situated in the popular Town of Littleport. The property comprises of entrance hall, cloakroom, study, good size lounge/dining room providing access into the rear garden, kitchen/breakfast room and utility room on the ground floor, whilst the first floor offers 3 good size bedrooms and a 4-piece family bathroom. Outside the property offers a generous gravelled driveway providing off road parking for several cars, a single garage and generous enclosed garden offering field views to rear.

To fully appreciate this lovely family home, an early viewing is recommended.

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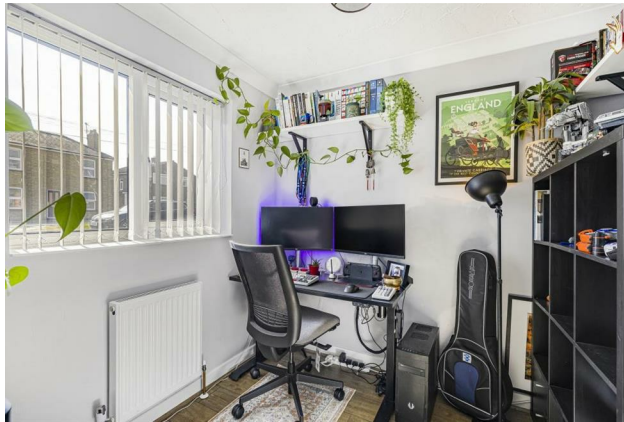
Guide Price £300,000





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 aspect, stairs leading to the first floor.

CLOAKROOM

With 2-piece suite comprising of low level WC and wash hand basin, window to side aspect.

STUDY

With window to front aspect, radiator.

LOUNGE / DINING ROOM

With doors to the rear leading into the garden, brick built open fireplace, radiator.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with complimentary work surfaces over, stainless steel sink unit with mixer tap, double oven with extractor hood over, window to rear aspect, radiator, integral under counter fridge, integral dining table. Field views.

UTILITY ROOM

With door to side aspect, radiator,

plumbing for washing machine, access to loft.

FIRST FLOOR LANDING

With window to side aspect, access to boarded loft with light and ladder.

BEDROOM 1

With window to rear aspect having field views, radiator, fitted wardrobes.

BEDROOM 2

With window to front aspect, radiator, fitted wardrobes.

BEDROOM 3

With window to front aspect, radiator, over stairs storage cupboard.

BATHROOM

Fitted with 4-piece suite comprising of low level WC, pedestal wash hand basin, shower cubicle and panelled bath, window to rear aspect, towel rail.

OUTSIDE

To the front there is a large gravelled

driveway providing off road parking for multiple cars and leading up to a single garage with up and over door.

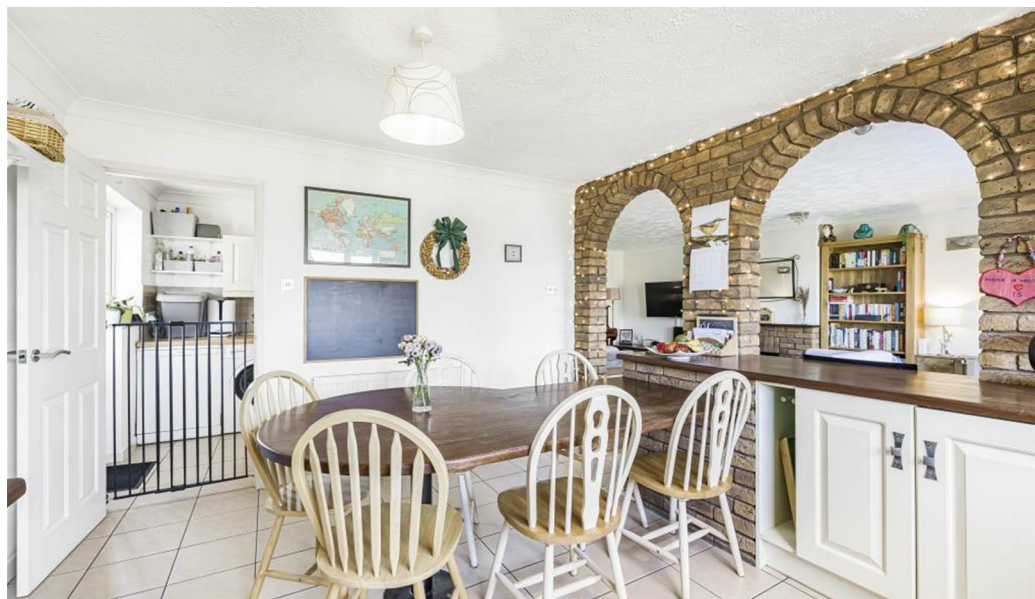
The rear garden is mainly laid to lawn with paved patio and field views beyond.

AGENTS NOTE




Planning permission was granted during February 2021 for a first floor extension above the existing kitchen, utility and garage to incorporate a further bedroom and ensuite. For further information please contact East Cambs District Council Planning Department.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 £300,000
Council Tax Band - C
Local Authority - East Cambs District Council



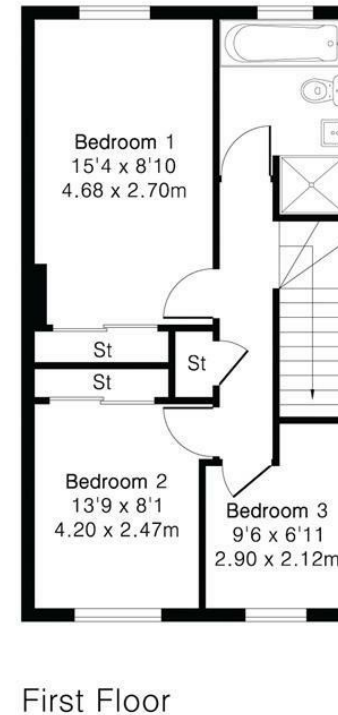
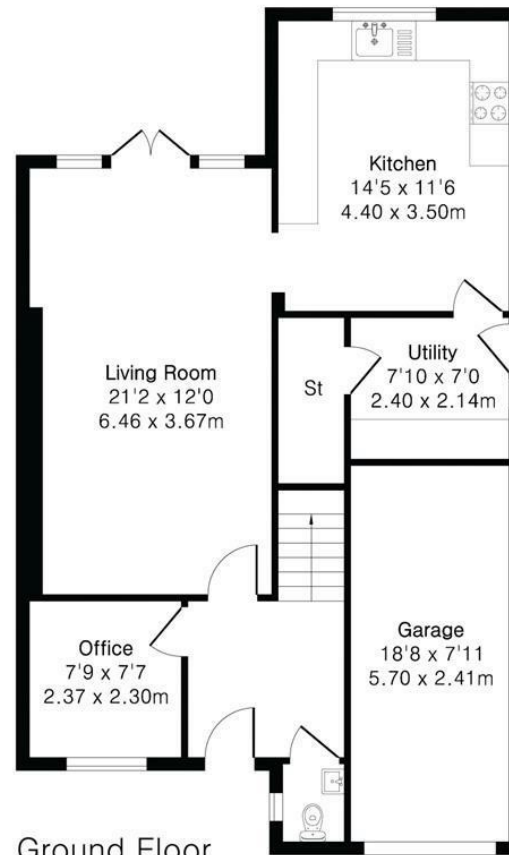


Approximate Gross Internal Area 1127 sq ft - 105 sq m

Ground Floor Area 674 sq ft – 63 sq m

First Floor Area 453 sq ft – 42 sq m

Garage Area 147 sq ft – 14 sq m





Agents note:

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.



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