



Highfield Drive, Littleport, CB6 1GB

CHEFFINS

Highfield Drive

Littleport,
CB6 1GB

- Modern Terraced Home
- 3 Bedrooms (1 Ensuite)
- Refitted Kitchen/Dining Room
- Spacious Lounge
- Gas Central Heating
- Enclosed Rear Garden
- Allocated Parking for 2 Cars
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

A modern 3 bedroom terraced house located in a popular development and offered for sale with no upward chain. Accommodation includes entrance hall, cloakroom, refitted kitchen/dining room, spacious lounge, 3 bedrooms (master with ensuite) and family bathroom. Outside there is an enclosed rear garden and 2 parking spaces.

3 2 1

Guide Price £254,950





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

With door to front aspect, Hive thermostat, wood effect tiled flooring, radiator, stairs leading to the first floor.

CLOAKROOM

With obscured double glazed window to front aspect, low level WC, vanity unit with inset wash hand basin, radiator, wall mounted electric fuse box, wood effect tiled flooring.

KITCHEN

With double glazed window to front aspect, updated kitchen fitted with eye and base level storage units, drawers and premium heat resistant work surfaces, inset 1 1/4 sink, tiled splashbacks, built-in double oven, 4-ring gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, cupboard housing gas boiler, wood effect tiled flooring, radiator, space for table and chairs.

LIVING ROOM

With double glazed window to rear aspect and French doors to rear garden, engineered oak wood flooring, 2 radiators, useful under stairs storage cupboard.

FIRST FLOOR LANDING

With access to loft space which is partly boarded, cupboard housing hot water cylinder.

BEDROOM 1

A double bedroom with double glazed window to front aspect with fitted shutter blinds, radiator, built-in wardrobe.

ENSUITE

Updated suite comprising tiled shower cubicle, wash hand basin, low level WC, heated towel rail, extractor fan.

BEDROOM 2

A double bedroom with double glazed window to rear aspect with shutter blinds and radiator.

BEDROOM 3

With double glazed window to front aspect with fitted shutter blinds and radiator.

BATHROOM

With obscured double glazed window to rear aspect, panel bath with mixer shower, glass shower screen, low level WC, wash hand basin, heated towel rail, extractor fan.

OUTSIDE

There is an enclosed rear garden which is predominantly laid to lawn with patio area, storage shed, footpath leading to the rear gate which in turn leads to the off road parking for 2 vehicles.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

There is a management fee of approximately £205 per annum for the upkeep of communal areas within the development.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		89
(51-61) B		
(39-50) C	77	
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

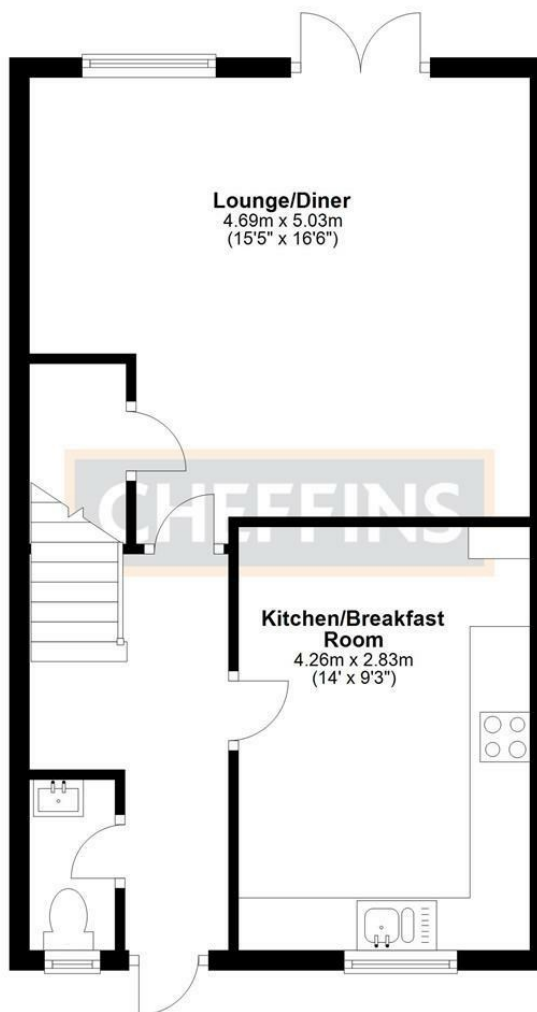
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Tenure - Freehold

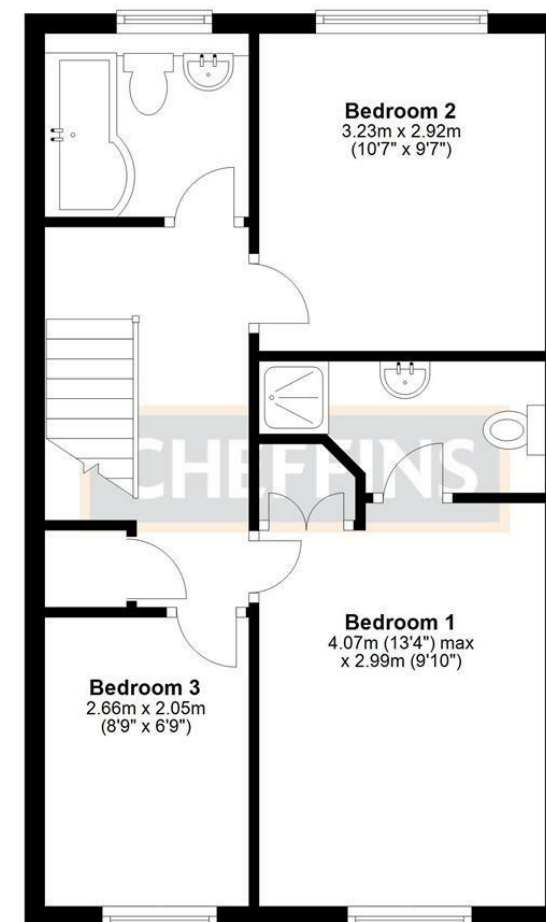
Council Tax Band - B

Local Authority - East Cambs District Council

Ground Floor
Approx. 43.7 sq. metres (470.3 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 88.3 sq. metres (950.5 sq. feet)

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.

