



City Road, Littleport, CB6 1NG

CHEFFINS

City Road

Littleport,
CB6 1NG

- Spacious Accommodation
- Lounge/Dining Room & Conservatory
- Updated Kitchen
- 3 Double Bedrooms
- South facing Garden
- Driveway & Garage
- Walking Distance of Town Amenities
- Freehold / Council Tax Band C / EPC Rating B

A well appointed property offering spacious accommodation throughout and being within walking distance of Town amenities. Accommodation comprises updated kitchen, lounge/dining room, conservatory, 3 double bedrooms, cloakroom, bathroom, south facing rear garden, driveway and garage.



Guide Price £295,000





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). 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, built-in storage cupboard, stairs to first floor.

CLOAKROOM

With low level WC, wash hand basin, window to front aspect.

LOUNGE / DINING ROOM

With double glazed window to front aspect, radiator, patio doors to:

CONSERVATORY

Of brick and upvc construction with French doors to rear garden.

KITCHEN

Updated with inset butler sink, solid oak work surfaces, fitted with a range of matching units including base units, wall mounted units and drawers, fitted single electric oven with hob, microwave and extractor hood above, integral fridge/freezer and dishwasher, double glazed window and door to rear garden.

BEDROOM 1

With double glazed window to rear aspect, radiator and air conditioning.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

BATHROOM

With double glazed window to front, vanity unit with wash basin, built in WC, bath with shower above and shower screen together with storage niche and heated towel rail.

OUTSIDE

To the front of the property you will find a gravelled driveway providing off road vehicular parking and having the benefit of a single garage to rear.

Gated access leads into a low maintenance garden which is predominantly paved with artificial turfing.

AGENTS NOTE

The property benefits from solar panels which are leased.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(31-38) D		
(21-27) E		
(15-20) F		
(9-14) G		
Not energy efficient - higher running costs		
England & Wales	85	88
EU Directive 2002/91/EC		

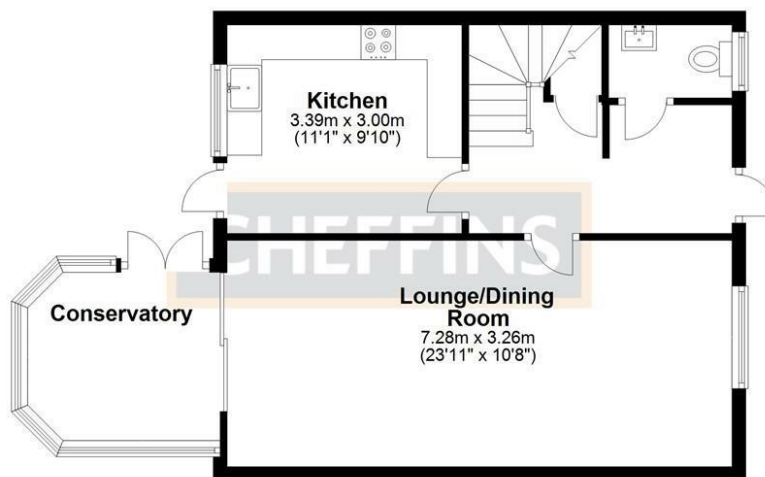
Guide Price £295,000

Tenure - Freehold

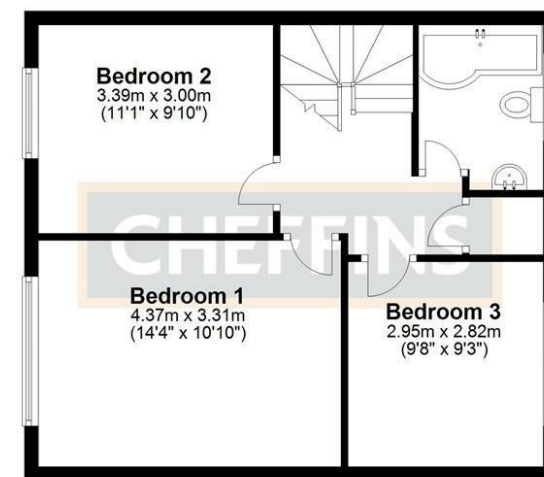
Council Tax Band - C

Local Authority - East Cambs District Council

Ground Floor
Approx. 53.1 sq. metres (571.2 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 99.6 sq. metres (1072.4 sq. feet)

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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.