



White House Road, Little Ouse, CB7 4TG

**CHEFFINS**

# White House Road

Little Ouse,  
CB7 4TG

3 1 2

**Guide Price £295,000**

- 3 Double Bedrooms
- 2 Reception Rooms
- Generous Plot
- Field Views
- Off Road Parking
- Modernisation Required
- Huge Potential
- Freehold / Council Tax Band C / EPC Rating E

Cheffins are delighted to bring to the market this characterful detached home for modernisation, situated within the village of Little Ouse. The property comprises of entrance hall, lounge, separate dining room, kitchen and ground floor bathroom. On the first floor there are 3 double bedrooms (2 benefitting from ensuite WC's).

Outside there are mainly laid to lawn front and rear gardens, 2 brick outbuildings to rear and outside WC. There is an additional piece of land which will be included to the right hand side.





## LOCATION

Little Ouse is a rural hamlet consisting of mainly residential properties, and located approximately 5 miles from Littleport, and 10 miles from Mildenhall. 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, under stairs cupboard, electric consumer unit, radiator.

**LOUNGE**

With windows to front and side, fireplace, radiator.

**DINING ROOM**

With window to front and 2 windows to side, fireplace, radiator.

**KITCHEN**

With base units with work surfaces over, stainless steel sink unit, window to side, door to side, boiler.

**BATHROOM**

Fitted with 3-piece suite comprising low level WC, vanity wash hand basin and panelled bath, window to rear, radiator.

**FIRST FLOOR LANDING**

With window to rear.

**BEDROOM 2**

With windows to front and side, ornate fireplace, door to:

**ENSUITE WC**

With WC and hand basin.

**BEDROOM 1**

With window to front, ornate fireplace, door to:

**ENSUITE WC**

With WC and hand basin.

**BEDROOM 3**

With window to rear, ornate fireplace, airing cupboard housing the hot water tank.

**OUTSIDE**

The garden is mainly laid to lawn with paved patio. There are 2 brick outbuildings to the rear as well as an outside toilet. To the right hand side of the property is an additional piece of garden that was purchased

on a separate title that will be included in the sale.

**VIEWING ARRANGEMENTS**


Strictly by appointment with the Agents.

**AGENTS NOTE**

Please be aware that there is a separate parcel of land to the right hand side included in the sale, currently on a separate title, that can be merged into the same title upon purchase, if required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Guide Price £295,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

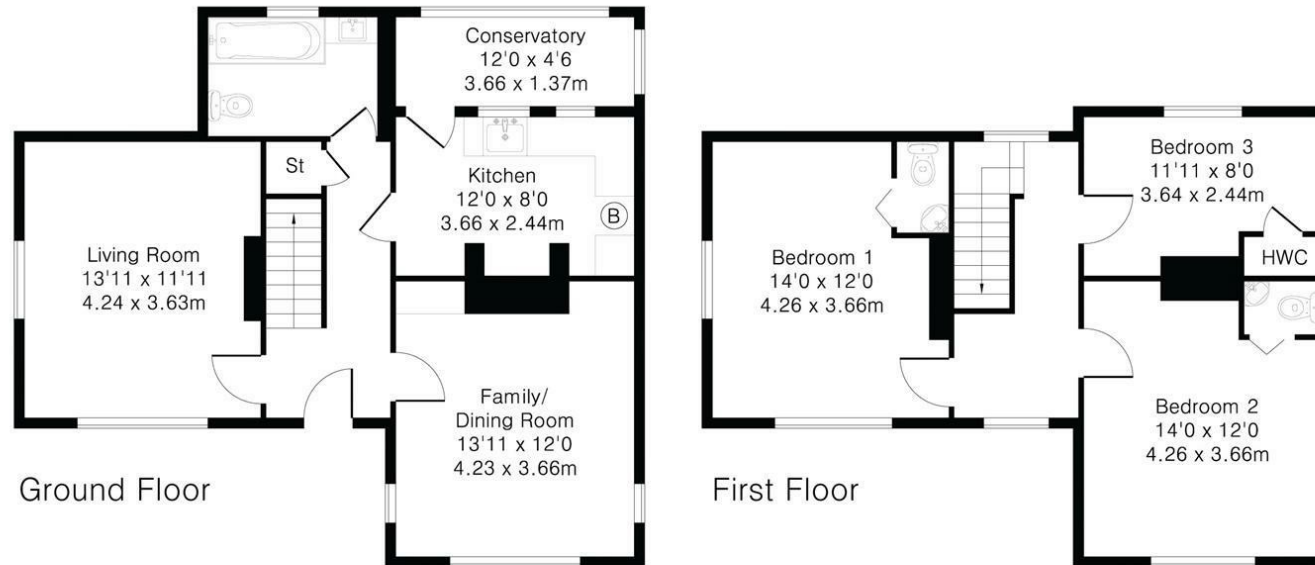




### Approximate Gross Internal Area 1172 sq ft - 109 sq m

Ground Floor Area 646 sq ft – 60 sq m

First Floor Area 526 sq ft – 49 sq m



**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.

