



Orchard Close, Littleport, CB6 1NU

**CHEFFINS**



## Orchard Close

Littleport,  
CB6 1NU

- Spacious, Detached Bungalow
- 2 Double Bedrooms (1 Ensuite)
- Refitted Kitchen / Dining Room
- Lounge and Conservatory / Utility Room
- Corner plot with front and rear Gardens
- Driveway and Garage
- Cul-de-sac location
- FREEHOLD / COUNCIL TAX D / EPC TBC D

A spacious detached bungalow situated on a corner plot and comprising of Entrance Hall, Lounge, superb Kitchen/Dining Room, Conservatory/Utility Room, 2 Double Bedrooms (1 Ensuite) and separate Shower Room. Outside there is a Driveway, Garage and front and rear Gardens.

 2
  2
  1

**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) 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, access to loft, radiator.

## LOUNGE

With double glazed window to front and side aspects, television point, radiator.

## KITCHEN / DINING ROOM

Refitted with a range of high gloss wall and base level storage units and drawers together with matching worksurfaces, sink unit and drainer, integrated electric oven, microwave and hob, plumbing for dishwasher, airing cupboard housing gas fired combination boiler, double glazed window to side and rear aspects, radiator, door to...

## CONSERVATORY / UTILITY

Of UPVC construction with doors to front and rear aspects, space for

washing machine, space for tumble dryer and worksurfaces.

## BEDROOM 1

With double glazed window to front aspect, radiator.

## ENSUITE

With walk in shower, low level WC, wash basin, double glazed window to side aspect, heated towel rail and radiator.

## BEDROOM 2

With double glazed window to side aspect, radiator.

## SHOWER ROOM

With vanity unit with wash basin, low level WC, shower cubicle, double glazed window to side aspect, heated towel rail.

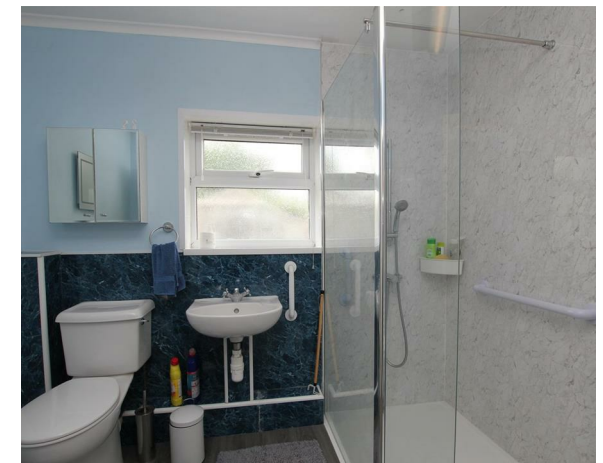
## OUTSIDE

To the front of the property there is

an open plan lawned garden with established borders. Gated pedestrian access leads to the rear and an enclosed paved garden offering excellent privacy. This garden area contains a greenhouse and timber built workshop with electricity connected and garden shed. To the rear of the bungalow there is a driveway leading to a single garage with an electric up and over door and power and light connected.

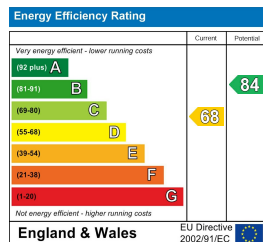
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Guide Price £295,000

Tenure – Freehold

Council Tax Band – D

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.

