



Saffron Close, Littleport, CB6 1HR

**CHEFFINS**



## Saffron Close

Littleport,  
CB6 1HR

- No Forward Chain
- 3 Bedroom Semi-Detached House
- Modernisation Required
- Generous Plot
- Excellent Opportunity
- Freehold / Council Tax Band B / EPC Rating C

Cheffins offer to the market this deceptively spacious 3 bedroom semi-detached home nestled in the charming area of Saffron Close, Littleport.

The property comprises of entrance hall, lounge/diner, kitchen, conservatory, ground floor cloakroom, utility room, as well as 3 good sized bedrooms and a family bathroom presenting an excellent opportunity for families or first time viewers alike.

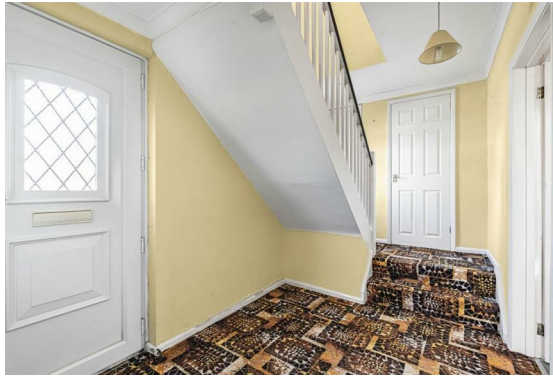
Outside the property is a mainly laid to lawn front garden whilst the rear offers a generous garden, also mainly laid to lawn with paved patio and gated access.

This property further benefits from being offered to sale with no forward chain and is available to view by appointment only.



**Guide Price £220,000**





## 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

Door to front, radiator, two storage cupboards and stairs to first floor.

## LOUNGE

Dual aspect with bay window to the front, windows to the rear and two radiators. doors from Hallway and leads through to...

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for a single oven, radiator, sink with mixer tap over, door to rear and a window to the side. Door leads through to the..

## CONSERVATORY

Door to the rear and access to a Cloakroom with WC, Coal Shed and Utility Room

## UTILITY ROOM

Plumbing for a washing machine and window to the side.

## FIRST FLOOR LANDING

Window to the front, airing cupboard housing the hot water tank and access to the loft.

## BEDROOM 1

Window to the rear, radiator built in double wardrobes.

## BEDROOM 2

Window to the rear, radiator and a built in cupboard.

## BEDROOM 3

Bay window to the front and radiator.

## BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panelled bath and window to the side.

## OUTSIDE

Mainly laid to lawn front garden, pathway leading to the front door and down to the side. The rear is a mainly laid to lawn garden with a paved patio, gated access to the front and a timber shed.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





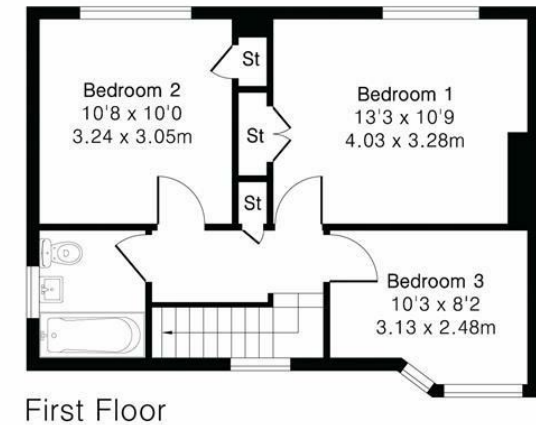
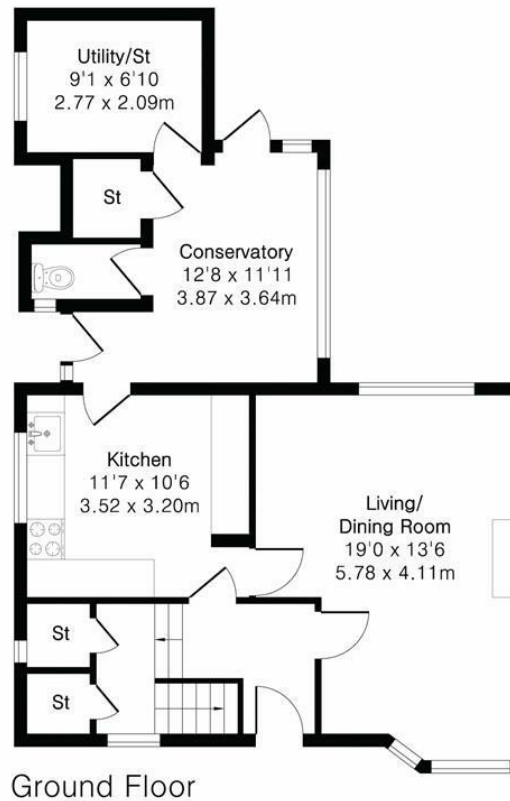




**Approximate Gross Internal Area 1136 sq ft - 105 sq m**

Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 454 sq ft – 42 sq m



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

Guide Price £220,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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