



Wisbech Road, Littleport, CB6 1JJ

CHEFFINS

Wisbech Road

Littleport,
CB6 1JJ

- Deceptively Spacious Terraced Property
- 3 Good Sized Bedrooms with Ensuite to Bedroom 1
- Landscaped Garden
- Off Road Parking for 2 Cars
- Set Back From the Road
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are delighted to offer for sale this deceptively spacious, modern, terraced family home, tucked away on an exclusive development of just 3 houses located in the popular town of Littleport.

This beautifully presented home offers an entrance hall, ground floor cloakroom, a generous kitchen / diner to the front, a generous lounge at the rear overlooking the garden, 3 good sized bedrooms, a recently refitted ensuite shower room to the master, plus a family bathroom, completing the accommodation.

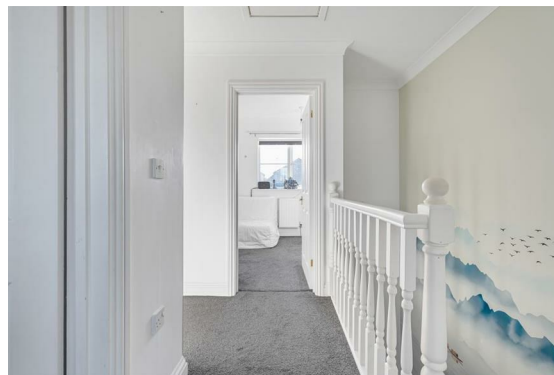
Outside the property is a driveway providing off road parking for 2 cars, as well as a bike shed and an outside tap, whilst the rear has been recently renovated and offers an extended patio, artificial grass, a timber shed with power connected plus an outside tap and power socket.

This immaculate home is offered for sale with NO FORWARD CHAIN and is available to view by appointment.

3 2 1

Guide Price £250,000





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, stairs leading up to the first floor.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over. One and a half bowl stainless steel sink with mixer tap over. New boiler fitted in January 2023. Plumbing for a washing machine and dishwasher, double oven, 4 ring gas hob with extractor hood over, integral fridge/freezer and radiator.

CLOAKROOM

Fitted with a two piece suite comprising of a low level WC and a wash hand basin, radiator.

LOUNGE

With window and patio doors to the rear leading to the garden, radiator and under stairs storage cupboard that features plumbing for washing machine and spotlights.

FIRST FLOOR LANDING

Built in double cupboard/wardrobe, radiator, access to a boarded loft that also has a ladder and a light.

BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over and shower screen. Window to the rear, heated towel rail and extractor fan.

BEDROOM 1

Window to the front, radiator, door to ensuite.

ENSUITE

Fitted with a three piece suite comprising of low level WC, vanity unit and floating wash hand basin, shower cubicle, heated towel rail and extractor fan.

BEDROOM 2

Window to the front and radiator.

BEDROOM 3

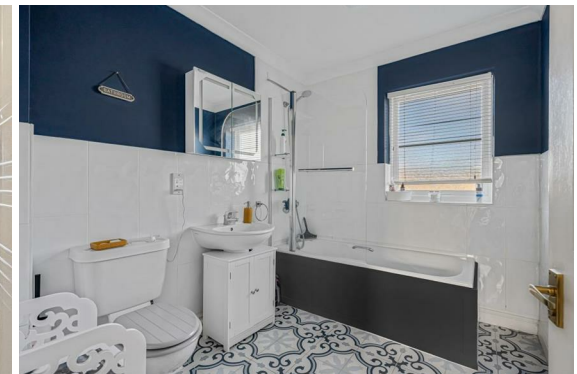
Window to the front and radiator.

OUTSIDE

To the front of the property there is a gravel driveway providing off road parking for two cars and a small bike shed that is being used as a bin store. Tap located to the front. The rear has artificial grass, paved patio, shed with power connected, gravelled areas, outside tap and power.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

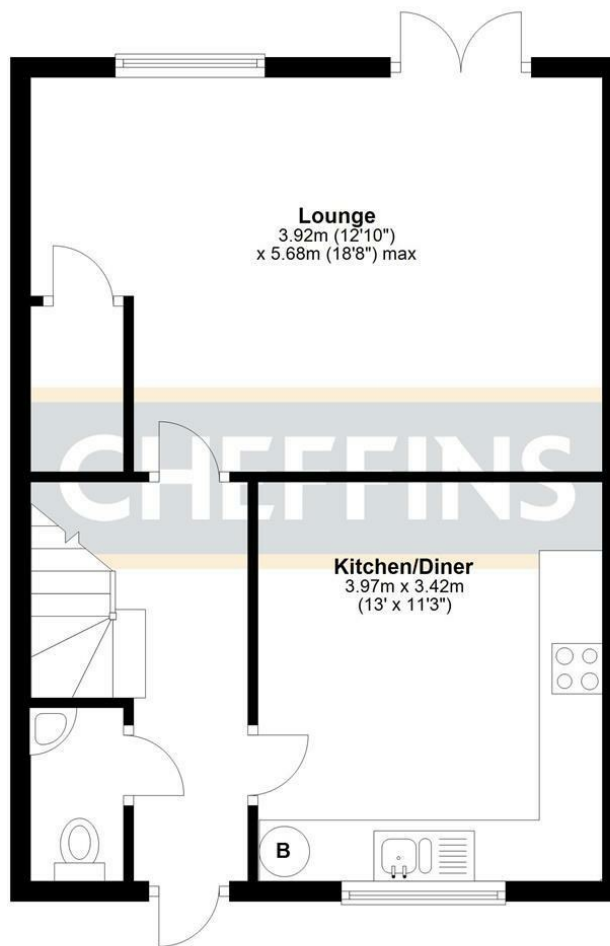
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Tenure - Freehold

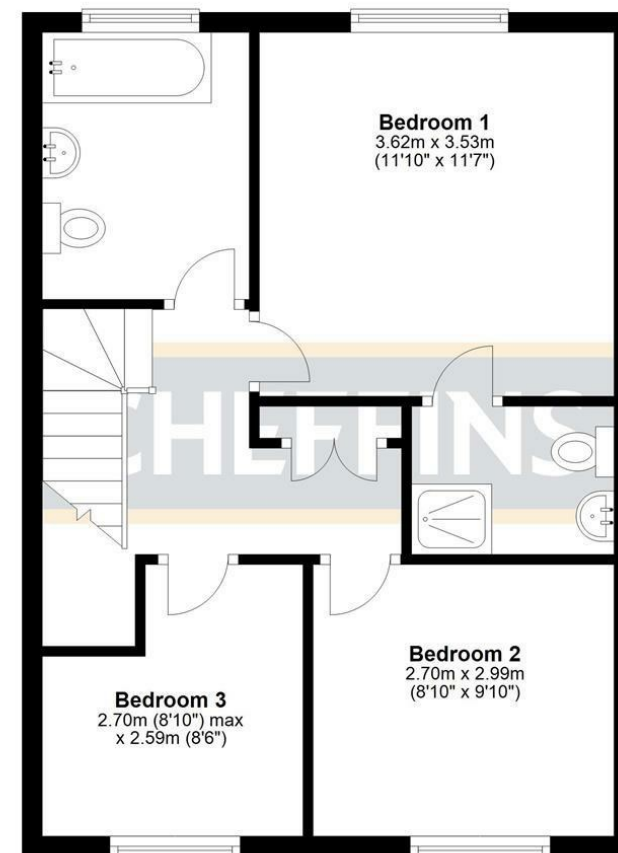
Council Tax Band - B

Local Authority - East Cambs District Council

Ground Floor
Approx. 45.4 sq. metres (488.7 sq. feet)



First Floor
Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 90.8 sq. metres (977.4 sq. feet)

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.

