

SmartSale

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FRIAR'S PLACE

LITTLEPORT, ELY CB6 1LG

- Three-bedroom semi-detached family home
 - One family bathroom
- Well-proportioned kitchen with ample storage and worktop space
- Private driveway providing off-road parking
 - Bright and spacious reception room

£254,950 Freehold





Location

Full Description

Situated in a quiet and well-established residential location, this attractive three-bedroom semi-detached family home offers comfortable living space, practical features, and excellent potential for a wide range of buyers.

Constructed of traditional brick and held on a freehold title, the property is ideal for families, first-time buyers, or those seeking a well-proportioned home in a convenient setting.

Upon entering, the welcoming hallway leads through to a bright and spacious reception room, thoughtfully arranged to provide a relaxing living environment with ample space for both seating and dining. Large windows allow natural light to flow through, creating a warm and inviting atmosphere. The kitchen offers generous worktop and storage space, making it both functional and well-suited to everyday family life, with scope for personalisation or modernisation if desired.

Upstairs, the property boasts three well-proportioned bedrooms, including two comfortable doubles and a versatile single room that would also make an ideal home office, nursery, or guest room. Completing the first floor is a well-appointed family bathroom, fitted with essential amenities and designed for practicality and comfort.

Externally, the home benefits from a private driveway, providing off-road parking, while the surrounding outdoor space offers potential for gardening, entertaining, or future enhancement. The property is owner-occupied, well maintained, and ready for its next chapter.

Located within easy reach of local amenities, schools, and transport links, this appealing home combines convenience with a peaceful residential feel. Offered for sale due to relocation, this is a fantastic opportunity to secure a versatile and well-located family home.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

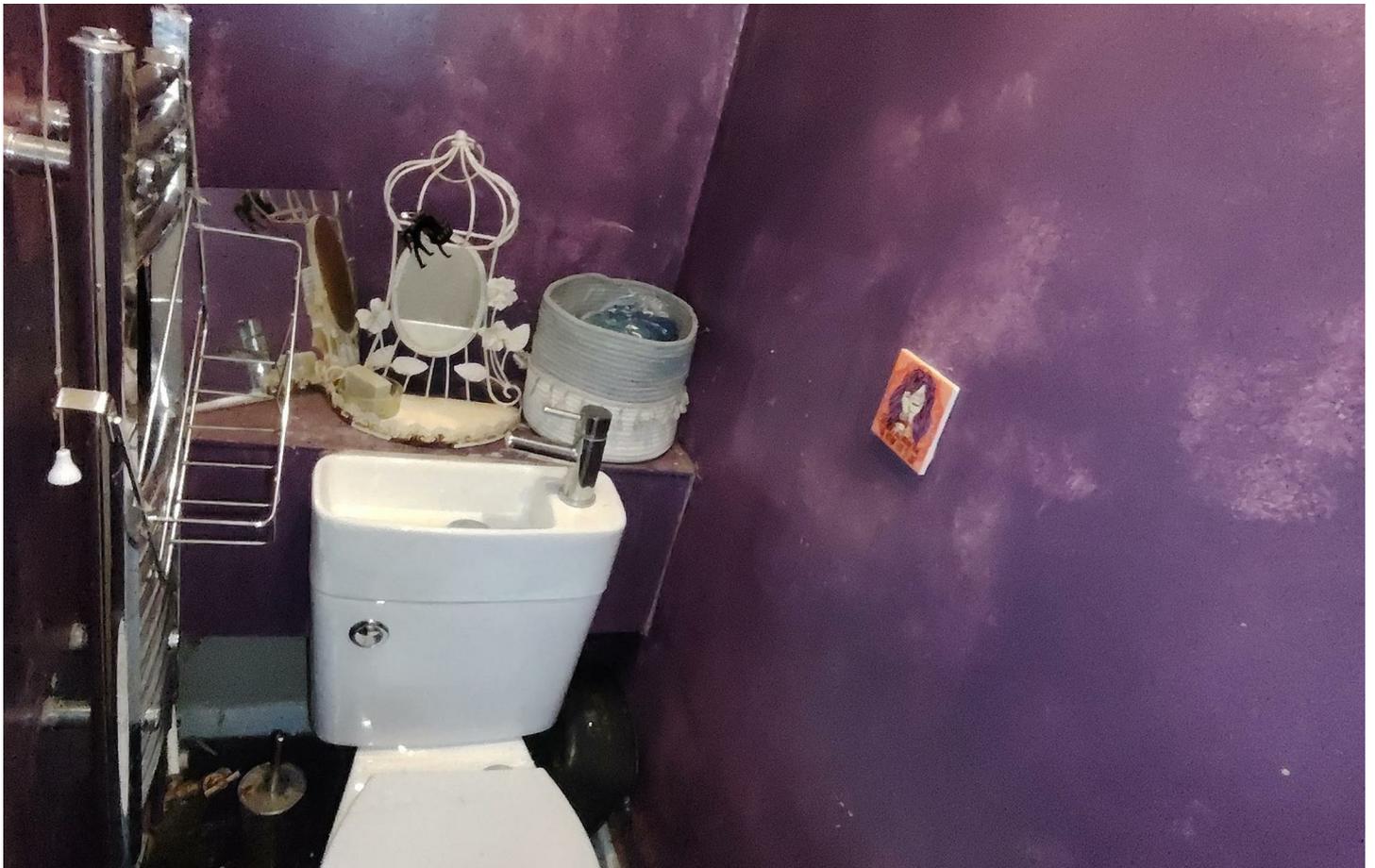
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only

a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band **C**
EPC Rating **E**



Smartsale4u Office

Suite 331 Kemp House, 152-160 City
Road, London, EC1V 2NX

Contact

02045729091
info@smartsale4u.co.uk
smartsale4u.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.