



31 Hale Fen, Littleport
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£285,000

31 Hale Fen

Littleport, Ely

An established semi detached house situated in a rural location overlooking farmland.

Accommodation comprises entrance hall, lounge, kitchen, ground floor bathroom, spacious conservatory used as a dining room, landing and 3 bedrooms.

Outside there is an excellent plot consisting of a driveway and front and rear gardens with brick outbuildings.

To fully appreciate the rural setting and the extent of the property a viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Established Semi Detached House
- Rural Location
- Attractive Views Across Farmland
- 3 Bedrooms
- Lounge with Wood Burner
- Conservatory Used as a Dining Room
- Good Sized Gardens & Driveway



ENTRANCE HALL

With door to front, stairs to first floor, radiator.

LOUNGE

With feature wood burning stove, double glazed window to front, under stairs cupboard, radiator.

KITCHEN

Fitted with a range of matching wall and base level storage units, drawers and oak work surfaces with undermounted butler sink, Range oven, radiator.

BATHROOM

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

CONSERVATORY

Of brick and upvc construction with 2 pairs of French doors to the garden, radiator.

FIRST FLOOR LANDING

BEDROOM 1

With double glazed window to front with attractive views, cast iron fireplace (non-functional), radiator.

ENSUITE WC

With low level WC, vanity unit with wash basin, double glazed window to front.

BEDROOM 2

With double glazed window to rear giving an attractive view of surrounding farmland, radiator.

BEDROOM 3

With double glazed window to rear giving an attractive view of surrounding farmland, radiator.

AGENTS NOTE

Drainage is by means of a septic tank shared between 4 properties.



Outside

To the front there is a lawned garden, together with established planting. Gated pedestrian access leads to the rear where once again there is a lawned garden which backs onto farmland providing attractive views. The garden also has an assortment of trees including apple and pear, established planting and brick outbuildings and garden shed.

Gated access leads into a spacious driveway.

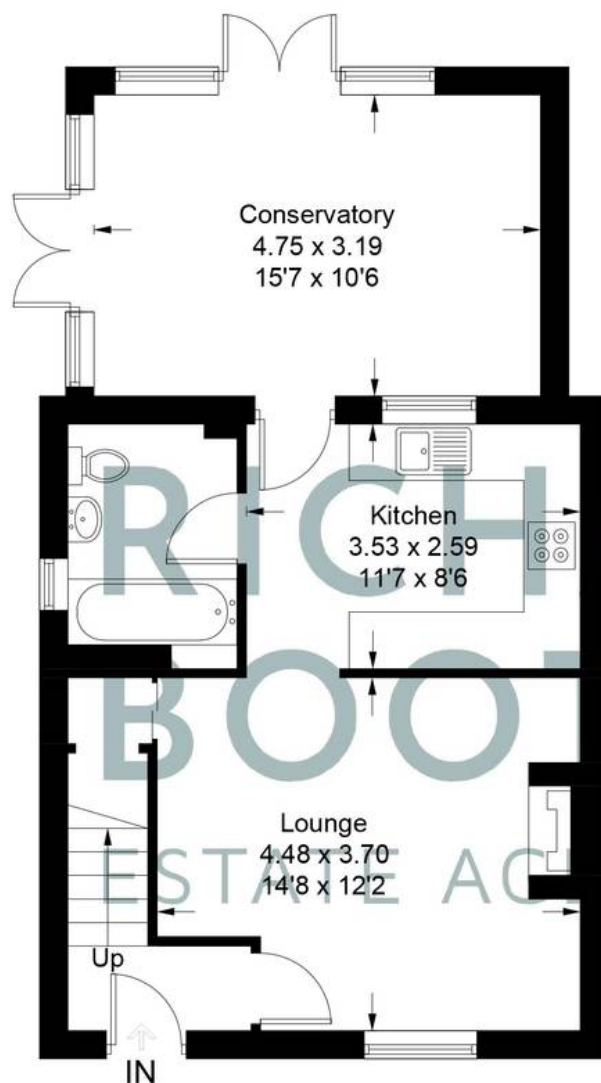




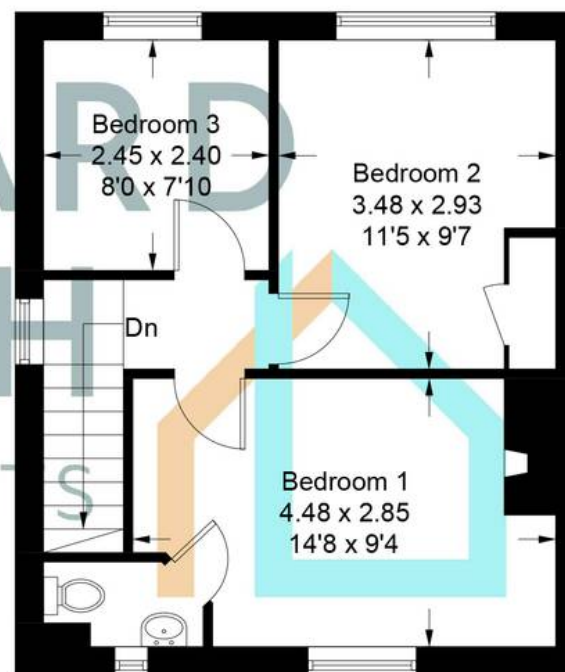




Approximate Gross Internal Area
84.9 sq m / 914 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1321126)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

