



Ashley Gardens, Littleport, CB6 1PD

**CHEFFINS**

## Ashley Gardens

Littleport,  
CB6 1PD

- 3 Bedroom Semi-Detached House
- Dining Room and Utility Room
- Family Bathroom and Ensuite
- Enclosed Garden
- Driveway Parking
- EV Charger
- Freehold / Council Tax C / EPC D

Cheffins offer to the market this well presented 3 bedroom semi-detached house located in the popular village of Littleport.

The property offers accommodation across 2 floors and includes an entrance hallway, kitchen with opening to dining area, sitting room, utility/storage room, cloakroom along with 3 bedrooms to the first floor with bedroom 1 benefitting with an ensuite along with a family bathroom. Outside, the property offers a gravelled driveway and EV charging appoint whilst the rear offers a fully enclosed garden with laid lawn, patio section and raised beds.

To appreciate all that's on offer, an early viewing is highly recommended.

3 1 2



**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 HALLWAY**

With entrance door to front, stairs leading to the first floor, understairs storage cupboard, radiator and stone tiled flooring.

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated 4 ringed gas hob with stainless steel extractor fan over, integrated oven and grill, integrated dishwasher, window to front, wall mounted combi boiler with spotlights and continued stone tiled flooring. Dining area with two radiators.

**SITTING ROOM**

With radiator, window and French doors to the rear. Bifold doors leading through to the converted garage.

**UTILITY / STORAGE ROOM**

Converted garage fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, plumbing and space for washing machine and

tumble dryer. Windows and door to front and door to the rear leading to the garden.

**CLOAKROOM**

Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashback and mixer tap over, heated towel rail and window to the rear.

**FIRST FLOOR LANDING**

With loft hatch and storage cupboard.

**BEDROOM 1**

With window to the front, fitted wardrobe, spotlights and radiator.

**ENSUITE**

Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap over, shower cubicle with rainfall shower head, heated towel rail, window to the rear.

**BEDROOM 2**

With window to front, fitted wardrobes and radiator.

**BEDROOM 3**

With window to the rear and radiator.

**BATHROOM**

Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap over, p-shaped side panelled bath with shower over, heated towel rail and extractor fan.

**OUTSIDE**

To the front of the property is a laid lawn garden with footpath, gravelled stone driveway and EV charging point.

The rear is fully enclosed with wooden fence panels with patio section, raised beds with stone borders and laid lawn.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



| Energy Efficiency Rating                    |  | Current                                                                                                   | Potential |
|---------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                                           |           |
| (92 plus) <b>A</b>                          |  |                                                                                                           | <b>83</b> |
| (81-91) <b>B</b>                            |  |                                                                                                           |           |
| (69-80) <b>C</b>                            |  |                                                                                                           |           |
| (55-68) <b>D</b>                            |  | <b>65</b>                                                                                                 |           |
| (39-54) <b>E</b>                            |  |                                                                                                           |           |
| (21-38) <b>F</b>                            |  |                                                                                                           |           |
| (1-20) <b>G</b>                             |  |                                                                                                           |           |
| Not energy efficient - higher running costs |  |                                                                                                           |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

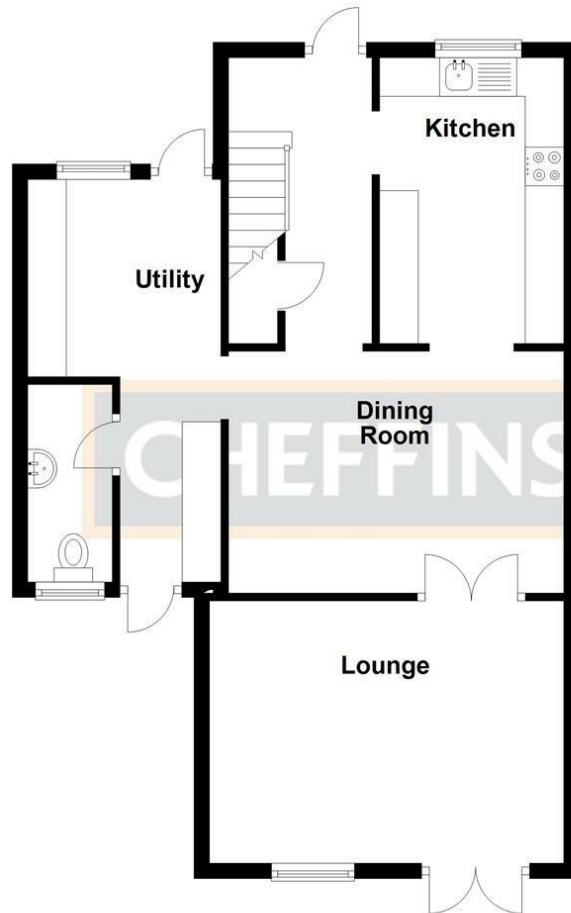
Guide Price £295,000  
Tenure – Freehold  
Council Tax Band – C  
Local Authority – East Cambs District Council





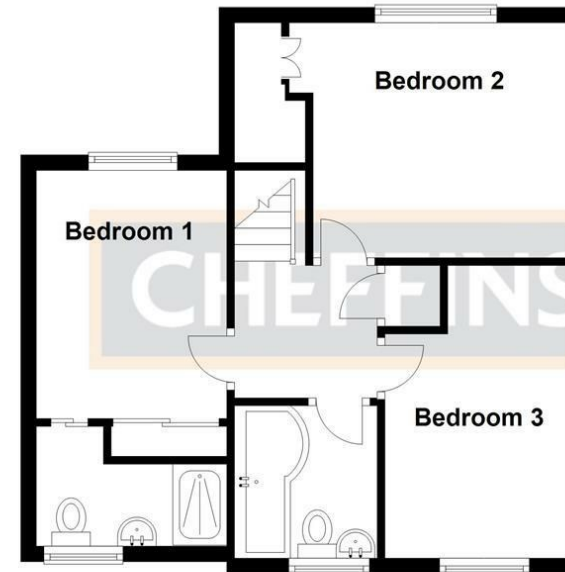
## Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 102.4 sq. metres (1102.6 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.

