



Fishers Bank, Littleport, CB6 1LN



Fishers Bank

Littleport,
CB6 1LN

- 3-Storey Mid Terrace Family Home
- 3 Bedrooms (1 Ensuite)
- Open Plan Lounge / Kitchen / Diner
- Enclosed Rear Garden
- Garage & Parking
- Well Presented
- Freehold / Council Tax Band C / EPC Rating C

Cheffins offer to the market this well presented terraced home, offering accommodation over 3 floors and situated in the popular Town of Littleport.

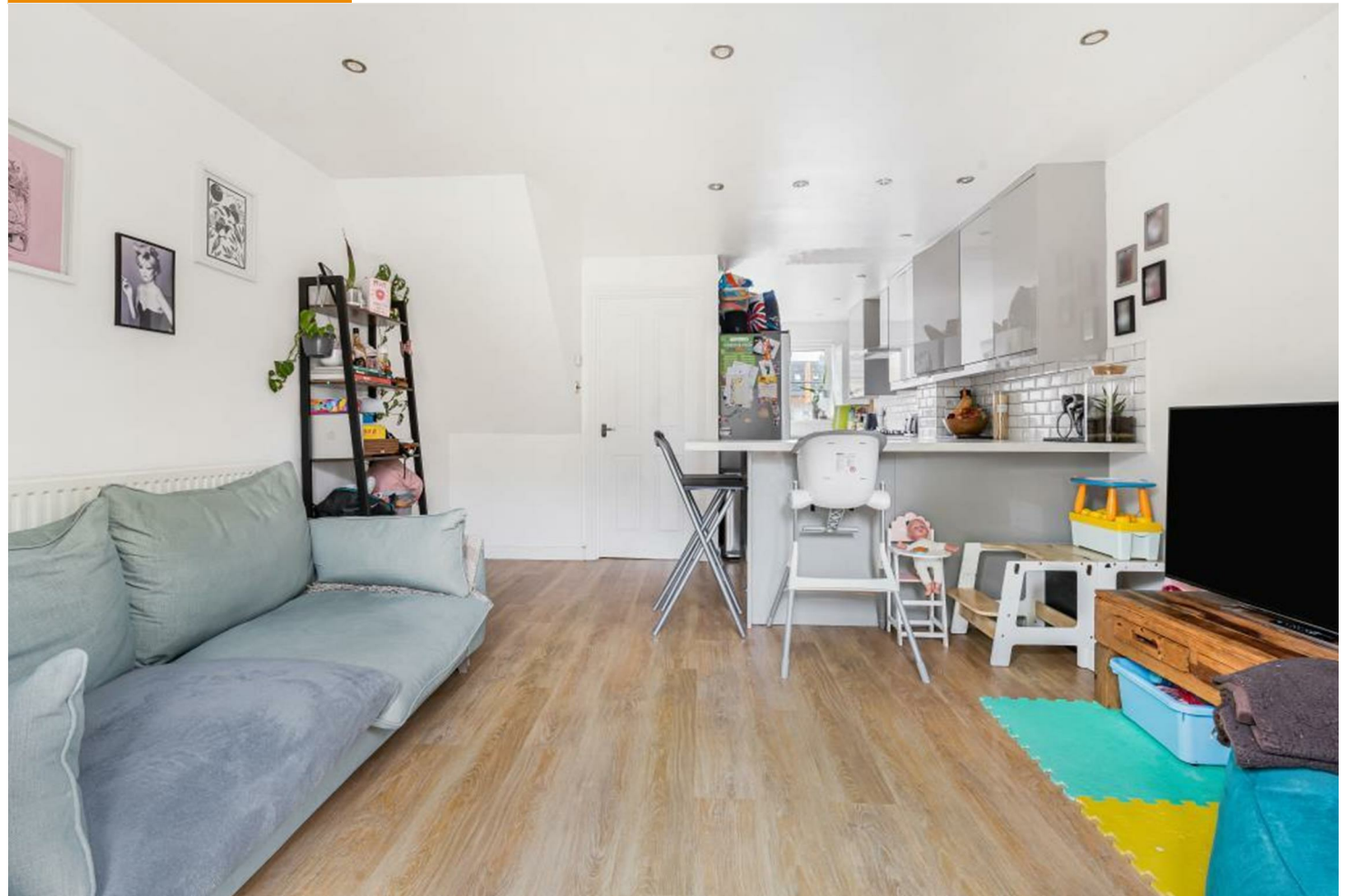
The property comprises entrance hall, ground floor cloakroom, open plan lounge/kitchen/diner with access into the rear garden. The first floor offers 2 bedrooms and a family bathroom, whilst the second floor offers a master bedroom with ensuite shower room.

Outside the property there is a small front garden, whilst the rear is mainly laid to lawn with gated access the rear leading to the parking/garage area where the property has a single garage with parking for 1 vehicle to front.

To fully appreciate all that is to offer contact us today for a viewing.



Guide Price £249,950





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 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

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

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC, wash hand basin, window to front, radiator.

OPEN PLAN LOUNGE / KITCHEN / DINER

A dual aspect room with doors to rear leading into the garden and window to front. Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, plumbing for washing machine, integral single oven, 5-ring gas hob with extractor hood over, boiler, space for fridge/freezer, radiator.

FIRST FLOOR LANDING

With storage cupboard and stairs leading up to the second floor.

BEDROOM 3

With window to rear, radiator.

BEDROOM 2

With window to front, radiator and built-in wardrobes.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator, extractor fan, tiled splashbacks and spotlights.

SECOND FLOOR LANDING

With skylight to window.

BEDROOM 1

With built-in and fitted wardrobes, radiator, access to loft. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, wash hand basin and shower cubicle, skylight to rear, radiator, spotlights, extractor fan, partly tiled walls.

OUTSIDE

To the front of the property there is an open plan garden laid to slate chippings and a pathway to the front door.

A shared driveway to the right hand side of the row of terraced houses leads around to the back of the property to a garage with an up and over door, power and light connected and a further parking space to front.

To the rear there is an enclosed garden which is mainly laid to lawn with gated access to rear leading to the garage and parking.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







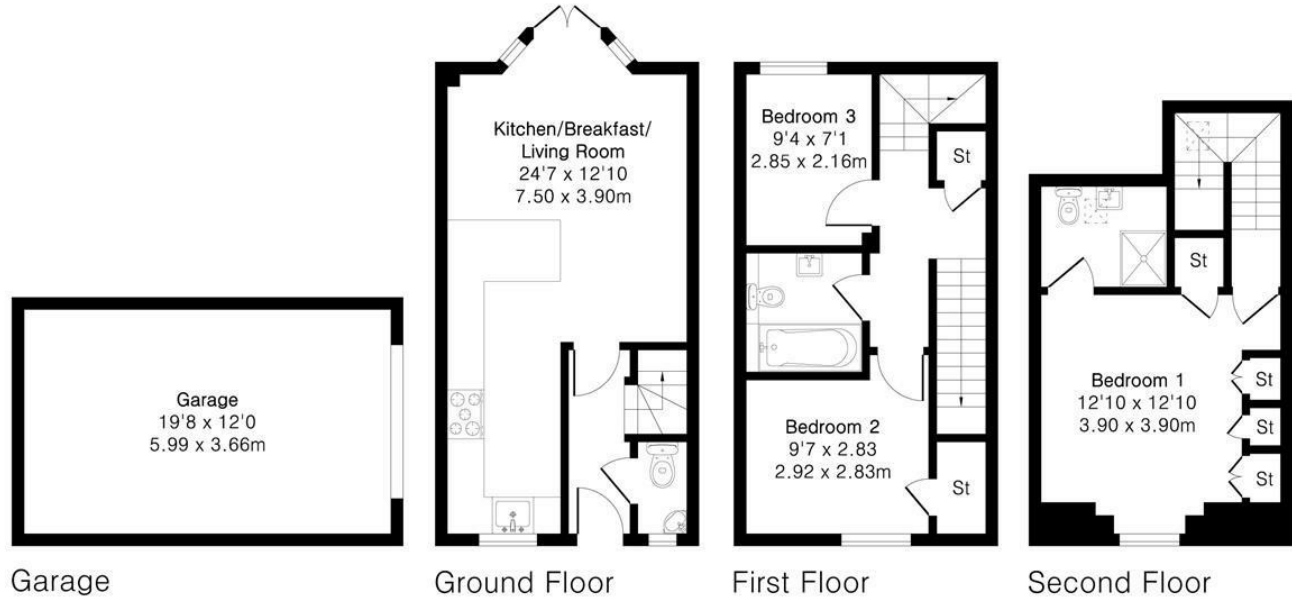
**Approximate Gross Internal Area 903 sq ft - 83 sq m
(Excluding Garage)**

Ground Floor Area 326 sq ft – 30 sq m

First Floor Area 316 sq ft – 29 sq m

Second Floor Area 261 sq ft – 24 sq m

Garage Area 236 sq ft – 22 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	82
EU Directive 2002/91/EC			

Guide Price £249,950

Tenure - Freehold

Council Tax Band - C

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.



[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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.