



Ten Mile Bank, Littleport, CB6 1EE

CHEFFINS

Ten Mile Bank

Littleport,
CB6 1EE

- Detached Bungalow
- 3 Bedrooms (1 Ensuite)
- 'L' Shaped Lounge / Dining Room
- Kitchen / Breakfast Room & Utility
- Extensive Driveway & Garage
- Large Plot
- Field Views
- Freehold / Council Tax Band C / EPC Rating E

An established detached bungalow situated on a large plot extending to approximately 0.37 acres (sts).

The property has accommodation comprising entrance hall, 'L' shaped living room with dining area, kitchen, conservatory, 3 bedrooms, ensuite to bedroom 1 and family bathroom, together with extensive driveway, garage and lawned garden.

3 2 1

Guide Price £350,000





LOCATION

The property is situated off Ten Mile Bank approximately 1.2 miles north east of Littleport. 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, multiscreen 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.

HALLWAY

With entrance door.

KITCHEN / BREAKFAST ROOM

With a range of oak finished wall and base units, internal hob and separate oven and two storage cupboards.

LIVING ROOM

With fireplace, shelved alcove, TV point, down lights and a bay window. The living room is open to:

DNING AREA

With down lights and patio doors to garden.

CONSERVATORY

Constructed as a lean-to of timber frame construction on dwarf brick walls with an external door and plumbing for washing machine. The conservatory is accessed from the kitchen.

BEDROOM 1 & ENSUITE

Ensuite with walk in shower, low level WC, wash hand basin and storage cupboards.

BATHROOM

With a panel bath with shower over, low level WC, towel rail and basin in vanity unit.

INNER HALL

With cylinder cupboard.

BEDROOM 2

With built in cupboard, TV point and speaker system.

BEDROOM 3

With central heating radiator.

OUTSIDE

The property is accessed directly off Ten Mile Bank.

To the front of the property is a loop gravelled driveway and timber garage measuring 7.01m x 4.00m. To the rear the property is a semi enclosed garden laid to lawn with a garden store of insulated panel construction on a concrete plinth and a pair of timber garden sheds.

SERVICES

The property is connected to mains water and electricity. Drainage is to a private drainage system within the boundaries of the property.

The property is fitted with an oil fired central heating system with radiators throughout the property. The boiler is installed externally with an oil tank.

WAYLEAVES, EASEMENTS & RIGHT OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

POSTCODE & WHAT3WORDS

The residential postcode is CB6 1EE.
what3words: ///tadpoles.declines.hush

AGENTS NOTE

We have been made aware that the property was underpinned due to subsidence circa 1998.

VIEWING ARRANGEMENTS

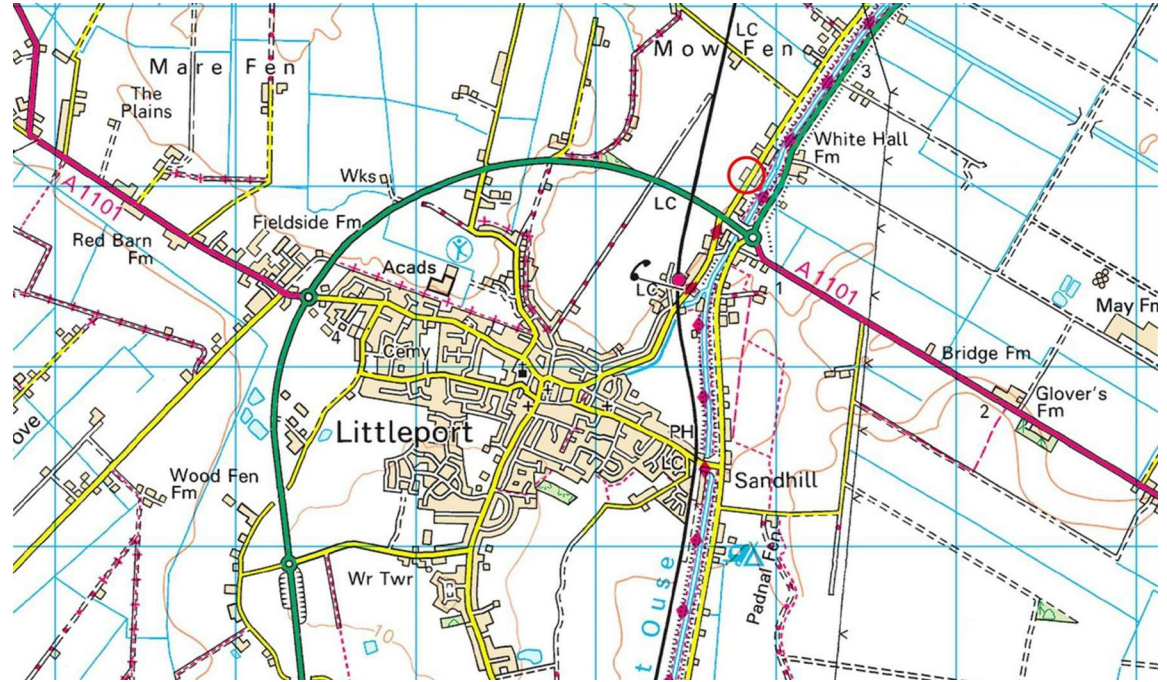
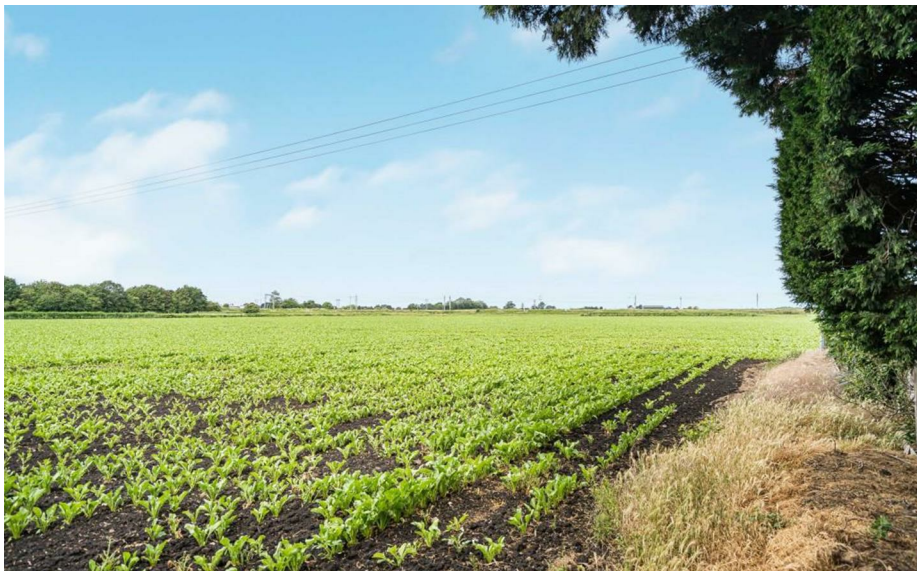
Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

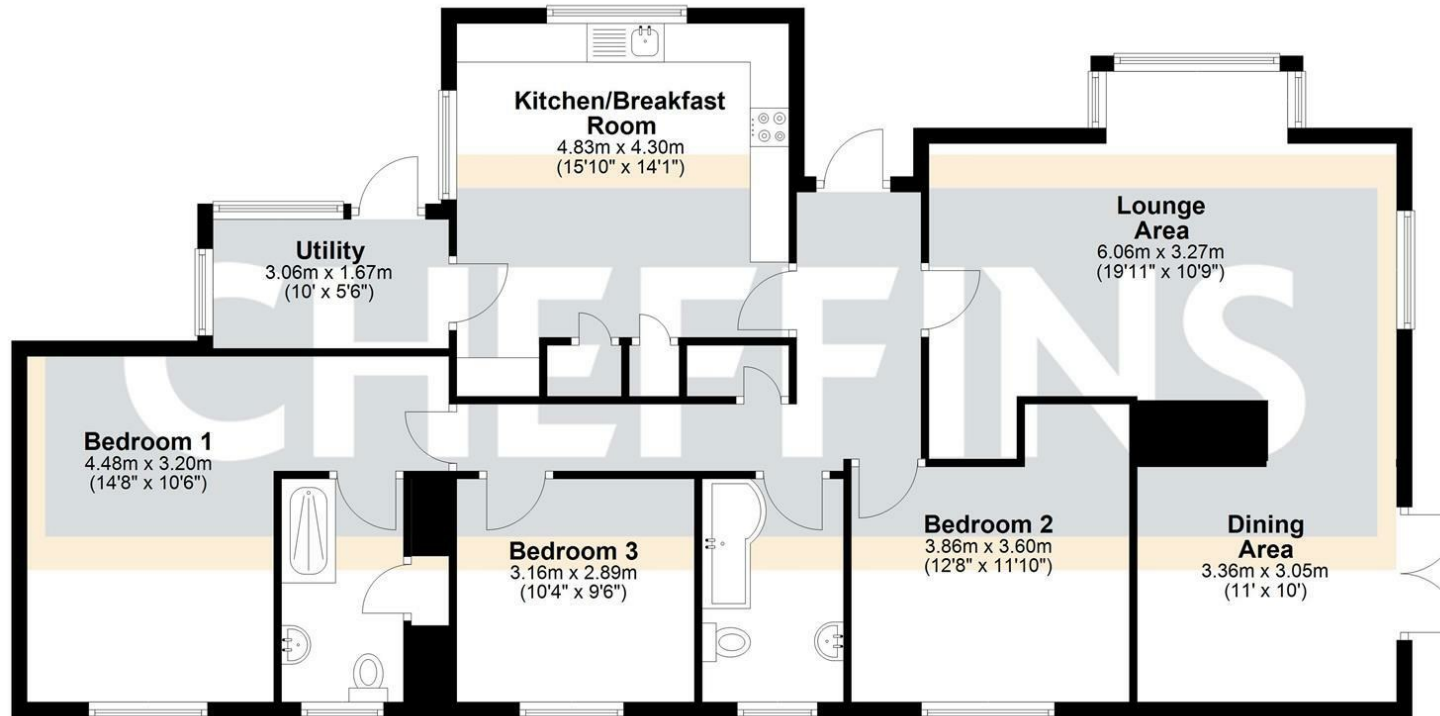


Guide Price £350,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



Ground Floor

Approx. 126.6 sq. metres (1362.3 sq. feet)



Total area: approx. 126.6 sq. metres (1362.3 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>.

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.

