



Victoria Street, Littleport, CB6 1NA

CHEFFINS

Victoria Street

Littleport,
CB6 1NA

- Detached Family Home
- Kitchen/Dining Room
- Lounge & Conservatory
- 4 Bedrooms
- Generous Off Road Parking
- Rear Garden of Approx 100'in Length
- Opportunity to Create Your Perfect Home
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

Cheffins offer to the market this deceptively spacious detached family home situated in the popular Town of Littleport.

The property comprises entrance hall, lounge, generous kitchen/dining room across the back providing access into the rear garden, utility, ground floor cloakroom, conservatory, 4 first floor bedrooms and bathroom

Outside there is a generous gravel driveway to the front providing off road parking for multiple cars and leading up to the garage. The rear offers an estimated 100' of mainly laid to lawn garden with paved patio, pre-fab shed, greenhouses with field views beyond.

This property further benefits from being offered for sale with no upward chain and is available to view by appointment only.

4 1 2



Offers In Excess Of £325,000



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 PORCH

With door to side

ENTRANCE HALL

With door to front, stairs to first floor with under stairs cupboard, radiator,

LOUNGE

With window to front, radiator,

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 2 windows to rear, radiator, space for single oven, double sink with mixer tap, door through to:

UTILITY ROOM

With door to rear, sink with mixer tap, plumbing for washing machine, boiler.

CLOAKROOM

Fitted with low level WC, window to side, radiator.

CONSERVATORY

With 2 windows to side and door to rear.

FIRST FLOOR LANDING

With access to loft, airing cupboard housing the hot water tank.

BEDROOM 1

With window to rear, radiator.

BEDROOM 2

With skylight to rear, radiator

BEDROOM 3

With window to front, radiator,

BEDROOM 4

With window to front, storage cupboard, radiator,

BATHROOM

Fitted with a 4-piece suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle, window to rear, radiator, tiled walls.

OUTSIDE

To the front there is off road parking for 4/5 cars which leads up to a garage having power and light connected and up and over door

The rear of the property offers a mainly laid to lawn garden with paved patio, gated access to the side, 2 greenhouses and pre-fabricated shed. The garden is estimated to be around 100 foot in length with field views.

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		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Offers In Excess Of £325,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council

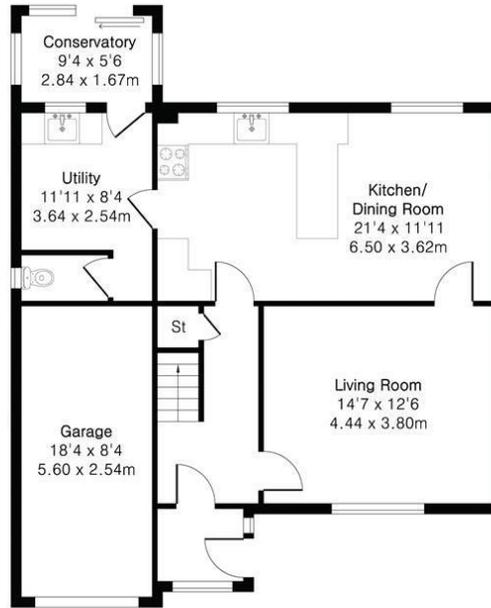


**Approximate Gross Internal Area 1447 sq ft - 135 sq m
(Excluding Garage)**

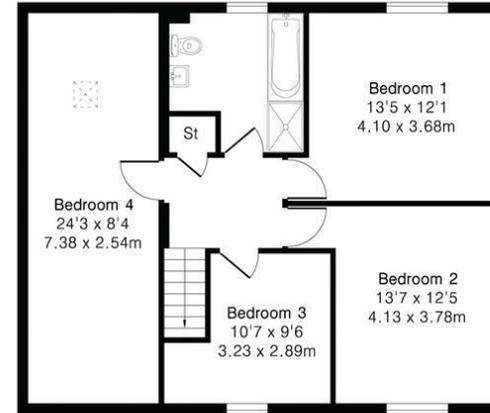
Ground Floor Area 707 sq ft – 66 sq m

First Floor Area 740 sq ft – 69 sq m

Garage Area 153 sq ft – 14 sq m



Ground Floor



First Floor



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>.

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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.

