



Victoria Street, Littleport, CB6 1LU

CHEFFINS

Victoria Street

Littleport,
CB6 1LU

- Individual Semi Forming Part of Converted Chapel
- 3 Double Bedrooms (1 Ensuite)
- Character Features
- Central Town Location
- Courtyard Garden to Rear
- Off Road Parking
- Freehold / Council Tax Band B / EPC Rating D

Cheffins offer to the market this well presented semi detached chapel conversion.

The building has been converted into 2 properties with number 15 offering accommodation comprising entrance hall, lounge, kitchen/dining room at the rear providing access into the courtyard garden, 3 good size bedrooms with bedroom 1 benefitting from an ensuite shower room. There is also a family bathroom completing the internal accommodation.

Outside the property there is off road parking for 2 cars at the front, whilst the rear offers a paved courtyard garden with gated access.

The property offers character combined with modern facilities and to fully appreciate all that is on offer and to avoid disappointment, an early viewing is recommended.

3 2 1

Guide Price £280,000





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 HALL

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

LOUNGE

With window to front, radiator, oak flooring, cast iron fireplace, built-in walk-in cupboard with power and light, further built-in storage cupboard.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, space for single oven with extractor hood over, plumbing for washing machine, space for tumble drier, space for fridge/freezer, window and doors to rear, radiator.

FIRST FLOOR LANDING

With airing cupboard, access to loft with ladder and light.

BEDROOM 1

With window to rear, fitted wardrobes, radiator.

ENSUITE

Fitted with a 3-piece suite comprising low level WC, wash hand

basin in vanity unit and shower cubicle. There is also an extractor fan and a heated towel rail.

BEDROOM 2

(Currently used as an office). With window to front.

BEDROOM 3

With 3 windows to front, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and panelled bath with shower over and screen, towel rail, window to side, extractor fan.

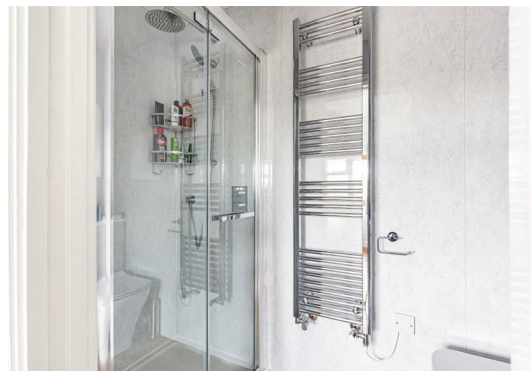
OUTSIDE

To the front of the property there is off road parking for 2 cars.

To the rear there is a courtyard style garden with gated access to the side.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Approximate Gross Internal Area 1108 sq ft - 102 sq m

Ground Floor Area 554 sq ft – 51 sq m

First Floor Area 554 sq ft – 51 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £280,000

Tenure – Freehold

Council Tax Band – B

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.

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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.



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