



Victoria Street, Littleport, CB6 1LU

**CHEFFINS**

# Victoria Street

Littleport,  
CB6 1LU

- NO FORWARD CHAIN
- Completely Renovated Throughout
- New Electric, Plumbing, Windows, Flooring, Kitchen & Bathrooms
- Underfloor Heating
- 4 Piece Family Bathroom & Ensuite
- 2 Double Bedrooms
- Generous Rear Garden
- 20ft Container with Power & Light for Potential Home Office
- Freehold / Council Tax Band B / EPC Rating D

Cheffins are delighted to offer to the market this extensively renovated semi detached Victorian home located in the popular Town of Littleport.

The property has been completely overhauled to a high specification and includes a generous lounge to the front, completely refitted kitchen/diner with integrated appliances, separate fitted utility room with access to the garden. Upstairs there are two double bedrooms and a well equipped 4-piece bathroom completing the accommodation. Outside there is parking at the rear via access over the neighbouring property. There is a 7.5KW electric car charger. The rear garden is mainly laid to lawn with mature plants and shrubs to the borders, a timber shed and 20ft container with power and light connected that has been lined.

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

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**Offers In Excess Of £250,000**





## 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

## LOUNGE

Stairs leading to the first floor, main to front, two newly fitted sash windows to the front, two radiators and underfloor heating.

## KITCHEN / DINER

Refitted with a range of base and wall units, cupboards and drawers with worksurfaces over, undercounter fridge and freezer, integral dishwasher, single oven, 4 ring induction hob with extractor hood over, integral dishwasher, spotlights, window to the side, underfloor heating, storage cupboard. Door to:

## UTILITY ROOM

Window and door to rear, fitted with a range of base units with worksurfaces over, underfloor heating and plumbing for washing machine.

## FIRST FLOOR LANDING

Airing cupboard housing the hot water tank, loft access and radiator.

## BEDROOM 1

Window to the rear, two radiators and spotlights.

## BEDROOM 2

Window to the front and a radiator.

## FAMILY BATHROOM

Fitted with a four piece suite comprising of free standing bath, low level WC, vanity wash hand basin and shower cubicle, radiator, electric towel rail, window to the front and spotlights.

## OUTSIDE

Mainly laid to lawn rear Garden, patio area, timber shed, 20ft container that has been lined and has power and light connected with potential to be used as a home office.

Parking at the rear which is available via right of access from the neighbour to the right hand side.

7.5 kw EV charger fitted.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

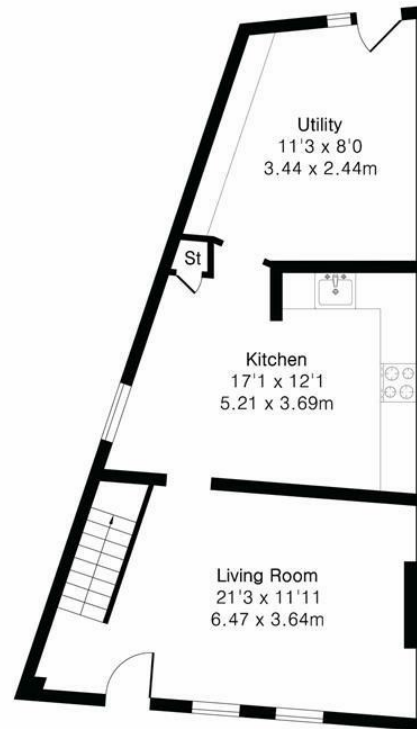




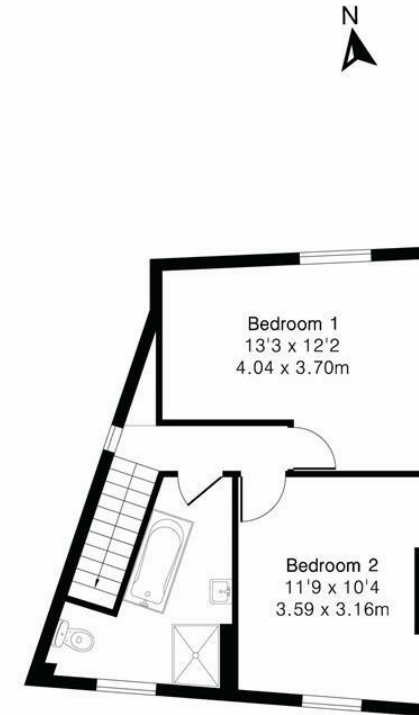
## Approximate Gross Internal Area 974 sq ft - 90 sq m

Ground Floor Area 565 sq ft – 52 sq m

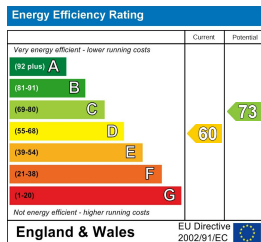
First Floor Area 409 sq ft – 38 sq m



Ground Floor



First Floor



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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.