

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | lettings@clarkhomes.co.uk
clarkhomes.co.uk



9 Law Close, Littleport, CB6 1TS
£1,050



We are delighted to offer this well-presented two-bedroom home, ideally situated in the ever-popular village of Littleport.

A pathway leads to the front door, opening into a welcoming hallway with hard flooring and access to the kitchen. The kitchen features a range of wall and base units, wooden worktops, sink and a half, built-in ceramic hob and electric oven, along with space for a fridge-freezer and washing machine. A front-facing window provides plenty of natural light.

The sitting/dining room benefits from hard flooring and a feature light display with LED illumination. Sliding doors open into the conservatory, creating an excellent additional living space. From here, a further door leads out to the fully enclosed rear garden, complete with a raised terrace area ideal for outdoor dining or relaxation.

To the front, the property offers off-road parking on a private driveway leading to a single garage, which also includes a pedestrian door providing convenient access to the garden.

EPC: C | Council Tax Band: B

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	