



Woodfen Road, Littleport, CB6 1JP

CHEFFINS

Woodfen Road

Littleport,
CB6 1JP

- Extended Semi Detached
- 3 Bedrooms
- Ground Floor Bedroom 4 / Study
- Spacious Lounge & Superb Kitchen / Dining Room
- Ground Floor Shower Room
- Parking & Well Maintained Garden
- Overlooking a Green to the Front
- Close to Primary School
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

An extended semi detached property with attractive views across a green to the front, close to the Primary School and offered for sale with no upward chain.

Accommodation comprises on the ground floor, entrance hall, study/bedroom 4, shower room, sitting room, superb open plan kitchen/dining room. On the first floor there are 3 bedrooms and a modern bathroom. Outside there is parking to the front of the property and a good sized rear garden.

3 1 2

Guide Price £269,950





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 aspect, stairs to first floor, radiator.

STUDY / BEDROOM 4

With double glazed window to front aspect, radiator.

SHOWER ROOM

With shower cubicle, vanity unit with wash basin low level WC, heated towel rail.

KITCHEN / DINING ROOM

With part vaulted ceiling with velux windows, double glazed window and bi-fold doors onto rear garden, stainless steel sink unit and drainer, fitted with a range of matching wall and base level storage units and drawers with oak work surfaces, built-in electric double oven, hob and extractor hood, plumbing for washing machine, radiator.

LOUNGE

With double glazed window to front aspect overlooking the green, 2 radiators.

FIRST FLOOR LANDING

With double glazed window to rear aspect, radiator.

BEDROOM 1

With double glazed window to front aspect overlooking the green, alcove with shelving, radiator.

BEDROOM 2

With double glazed window to front aspect overlooking the green, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

With modern suite comprising low level WC, vanity unit with wash basin, bath with shower above and screen, double glazed window to rear aspect, heated towel rail.

OUTSIDE

To the front of the property there is a gravelled parking area and gated pedestrian access leads into a rear garden which is well maintained, enclosed by fencing and consists of

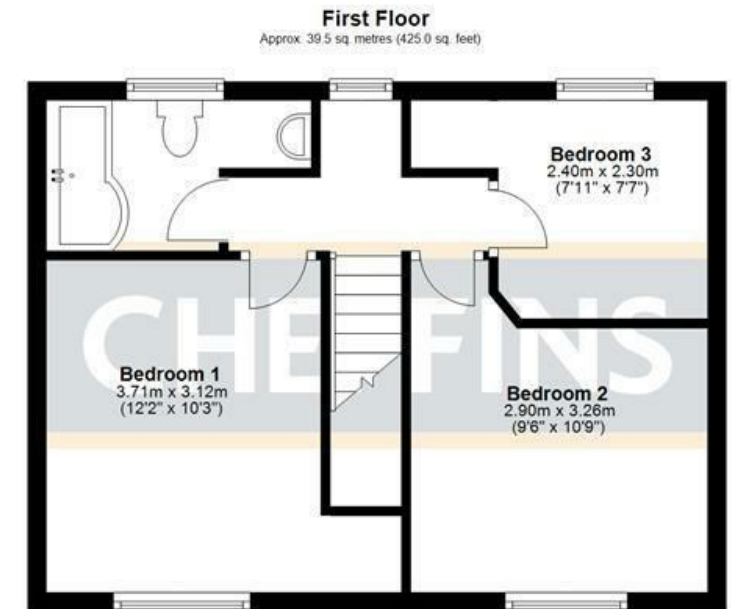
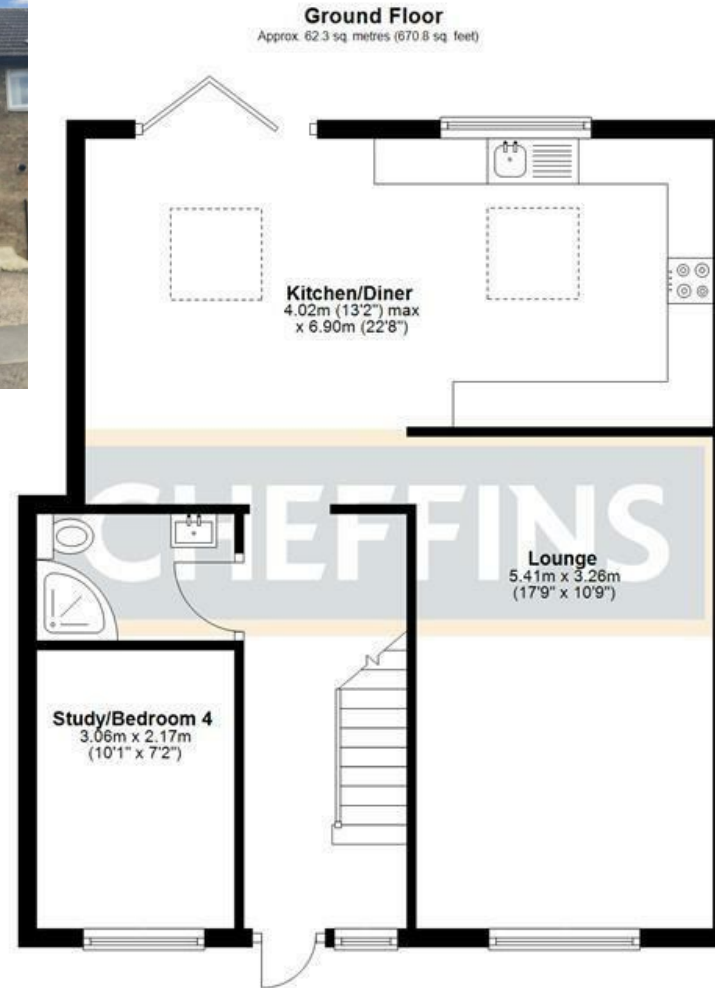
an extended area of paved patio leading onto a lawn and a timber built storage shed.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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

Guide Price £269,950

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 101.8 sq. metres (1095.8 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>.

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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.

