



Station Road, Littleport, CB6 1QF

CHEFFINS

Station Road

Littleport,
CB6 1QF

- Detached Bungalow
- Split Level Lounge / Dining Room & Conservatory
- 3 Double Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Double Garage
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

We offer to the market this deceptively spacious 3 bedroom detached bungalow situated in the popular Town of Littleport.

The property comprises of entrance hall, 3 generous bedrooms, bathroom and separate shower room, together with a split level lounge/dining room, conservatory to the side, as well as a kitchen overlooking the rear garden.

Outside the property there is a walled front garden with gated access and steps leading to the front. The rear offers a split level garden which has been mainly paved with mature shrubs, plants and trees with gated access to the driveway which provides parking for 2 cars and leads to a double garage.

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

3 2 2

Guide Price £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 HALL

With door to front, radiator, built-in storage cupboard, airing cupboard housing the hot water cylinder, door to rear leading into the garden. Door into the double garage.

BEDROOM 1

With window to front, fitted wardrobes, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath, window to front, radiator.

BEDROOM 2

With window to front, radiator.

BEDROOM 3

With window to rear, radiator.

SHOWER ROOM

With shower cubicle, window to side, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine, single oven, 4-ring electric hob, window to rear, stainless steel sink with mixer tap, space for fridge/freezer.

LOUNGE / DINING ROOM

Split level. Dining area with door to rear, radiator and door through to the kitchen.

Lounge area with window to front, radiator, door to the side leading into the conservatory, gas fireplace.

CONSERVATORY

Of brick and upvc construction with door to rear leading into the garden.

DOUBLE GARAGE

With electric up and over door, sink unit, plumbing, wall mounted boiler, window to side and cloakroom with low level WC and wash hand basin.

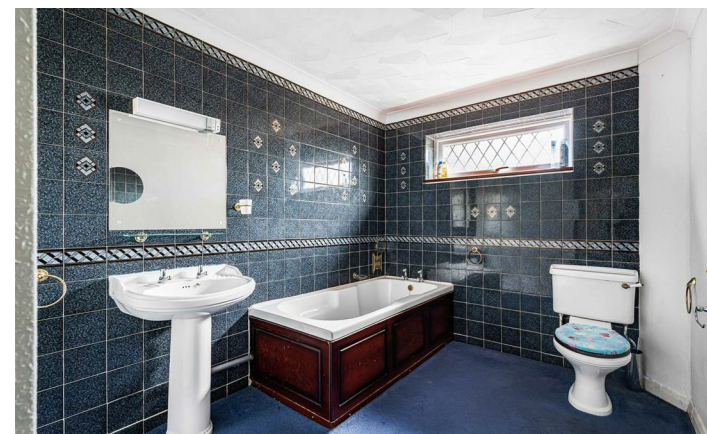
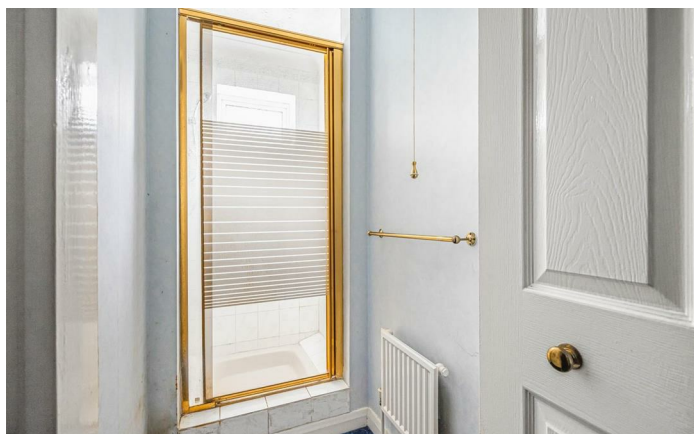
OUTSIDE

There is a small garden to front with steps leading up the main pathway. The rear garden is split level and is mainly paved with mature shrubs, plants and trees, gated access to the side and front, timber garden shed. There is a driveway providing parking for 2 cars which leads to the double garage.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £325,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council





**Approximate Gross Internal Area 1461 sq ft - 136 sq m
(Excluding Garage)**

Garage Area 272 sq ft – 25 sq m



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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