



Gray Avenue, Littleport, CB6 1GS

CHEFFINS

Gray Avenue

Littleport,
CB6 1GS

- Well presented 3 Bedroom end of terraced home
- 3 Good sized Bedrooms
- Ensuite to Bedroom 1
- 2 Allocated parking spaces
- Stunning rear garden
- FREEHOLD / COUNCIL TAX B / EPC B

Cheffins are delighted to offer to the market this beautifully presented end of terrace family home, located in the popular village of Littleport.

The property is only 5 years old so benefits from the remainder of the NHBC warranty and offers an Entrance Hall, Ground Floor Cloakroom, Kitchen / Breakfast Room, Lounge / Diner, 3 Good sized Bedrooms with the principle Bedroom benefitting from an Ensuite Shower Room and a Family Bathroom completing the accommodation.

Outside the property is a small front garden, two offroad parking spaces, whilst the rear offers an enclosed garden with gated access that has been landscaped and offers raised flower beds and a fishpond.

To fully appreciate this immaculate family home an early viewing is highly recommended!

3 2 1

Guide Price £270,000





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

Door to front, window to side, stairs leading to the first floor and a radiator.

CLOAKROOM

Window to the side, low level WC, pedestal wash hand basin and a radiator.

KITCHEN / BREAKFAST ROOM

Window to the front, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral under counter oven, 4 ring gas hob with extractor hood over, plumbing for a washing machine, space for fridge freezer, one and half bowl sink with mixer tap over, wall mounted boiler and a radiator.

LOUNGE / DINER

Patio doors to rear leading to the garden, window to the rear, two radiators and an understairs cupboard.

FIRST FLOOR LANDING

Window to the side, radiator, an over stairs storage cupboard and access to the loft.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and a panelled bath with shower over, window to the rear, extractor fan and a radiator.

BEDROOM 1

Window to the front, radiator and fitted wardrobes.

ENSUITE

Fitted with a three piece suite, comprising of low level WC, pedestal wash hand basin and a shower cubicle, radiator and an extractor fan.

BEDROOM 2

Window to the rear and a radiator.

BEDROOM 3

Window to the front and a radiator.

OUTSIDE

To the front of the property there is a small front garden and strip down the side with a pathway to the front door. There are also two allocated parking spaces to the front. To the rear there is a tropical oasis garden that has been paved with raised beds, timber shed, gated access to the side and a fish pond with a water feature.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C	83	
(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		

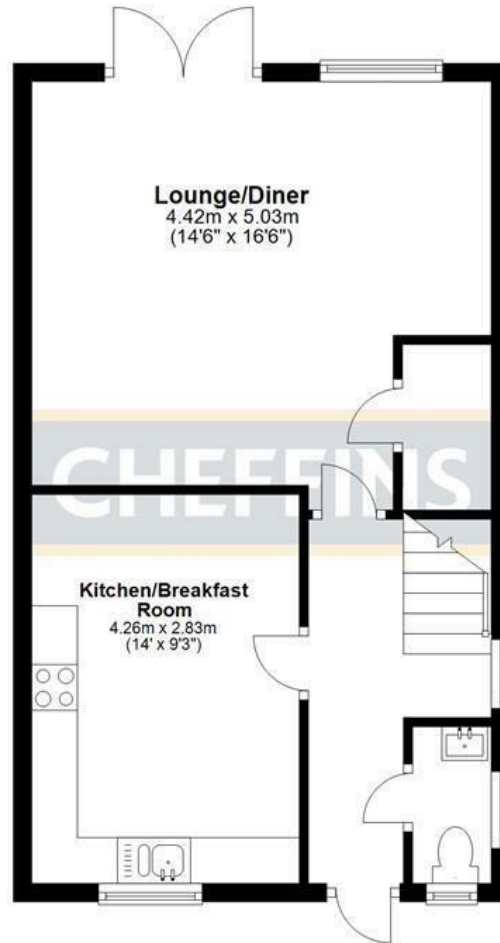
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Tenure - Freehold

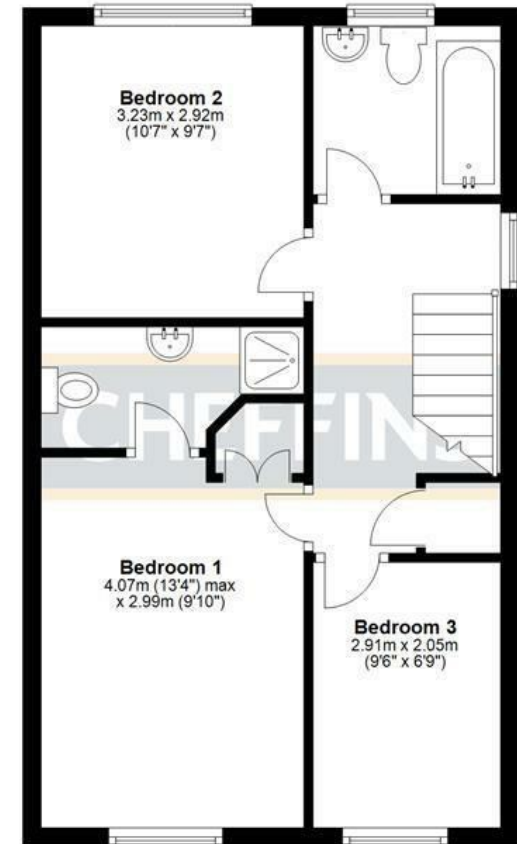
Council Tax Band - B

Local Authority - East Cambs District Council

Ground Floor
Approx. 43.7 sq. metres (470.3 sq. feet)



First Floor
Approx. 44.9 sq. metres (482.8 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 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.



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