



Victoria Street, Littleport, CB6 1LZ

CHEFFINS

Victoria Street

Littleport,
CB6 1LZ

- Detached Bungalow
- 4 Bedrooms
- Living Room, Kitchen/Dining Room & Conservatory
- Utility & Office
- Garden Room with Electric & Water
- Well Maintained Private Garden
- Car Port
- Freehold / Council Tax Band D / EPC Rating C

Cheffins are delighted to present this spacious four bedroom detached bungalow, occupying a quiet position in the popular Town of Littleport.

The property offers a wealth of benefits including a generous living room, a versatile office space, a bright conservatory, an ensuite shower room, and a driveway providing ample off-road parking.

The accommodation briefly comprises an inviting entrance hall leading to a spacious living room, a dedicated office ideal for working or studying from home, a well-appointed kitchen/dining room, a utility room, and a conservatory that opens onto the mature, private garden. The master bedroom benefits from its own ensuite shower room for added convenience. Three further bedrooms are served by a four-piece family bathroom.

Externally, the property boasts a beautifully maintained private garden with mature trees and shrubs, along with a garden room being suitable for a variety of uses having electricity and water connected. There is also a shed and a workshop—perfect for hobbies or additional storage.

For more information or to arrange a viewing, please contact Cheffins Ely.

4 2 3

Guide Price £450,000





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 radiator, vinyl flooring.

SITTING ROOM

With 2 double glazed windows to front, 2 radiators, loft hatch, cupboard housing the boiler. Door to:

SIDE ENTRANCE HALL

With door to side porch, wooden flooring, door to bedroom 1, radiator. Door to:

KITCHEN / DINING ROOM

With double glazed window to front, 2 double glazed windows to side, wall and base level matching units with work surfaces, integrated 11/4 sink with mixer tap, tiled splashback, integrated oven, grill and microwave, integrated dishwasher, space for fridge/freezer, breakfast island with 4-ring electric hob and overhead extractor hood, tiled flooring, door to entrance hall, opening to sun room. Door to:

UTILITY ROOM

With double glazed window to front, wall and base units with work surfaces, integrated stainless steel sink, space for tumble drier and washing machine, tiled flooring,

SUN ROOM

With log burner, tiled flooring, double

doors leading to the garden, sliding and bi-fold doors leading through to the sitting room, radiator. Door to the entrance hall.

BEDROOM 1

With double glazed window to rear, ceiling fan, wooden flooring. Door to:

ENSUITE

With shower cubicle, wash hand basin with mixer tap and storage, low level WC, additional storage units, tiled splashbacks, opaque glazed window to side, vinyl flooring.

BEDROOM 2

With double glazed window to rear, radiator, laminate flooring.

BEDROOM 3

With double glazed window to side, radiator, wooden flooring.

STUDY

With mirrored velux window, radiator, built-in storage, wooden flooring.

BATHROOM

With bath, shower cubicle with rainfall shower head, low level WC, wash hand basin with mixer tap and storage, tiled splashbacks, opaque double glazed window to side, heated towel rail, tiled flooring.

OUTSIDE

There is a block paved car port with additional storage section and door leading into the garden.

The garden is fully enclosed by wooden fence panels with patio area leading through to a mainly laid to lawn garden containing a variety of herbaceous borders and slabbed path.

Continuing to the side of the property there is an additional garden area with raised beds, fruit trees and garden shed.

GARDEN ROOM

There is also a garden room which is suitable for a variety of uses having electricity and water connected, together with a worktop space and plumbed sink.

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	71	78
(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	

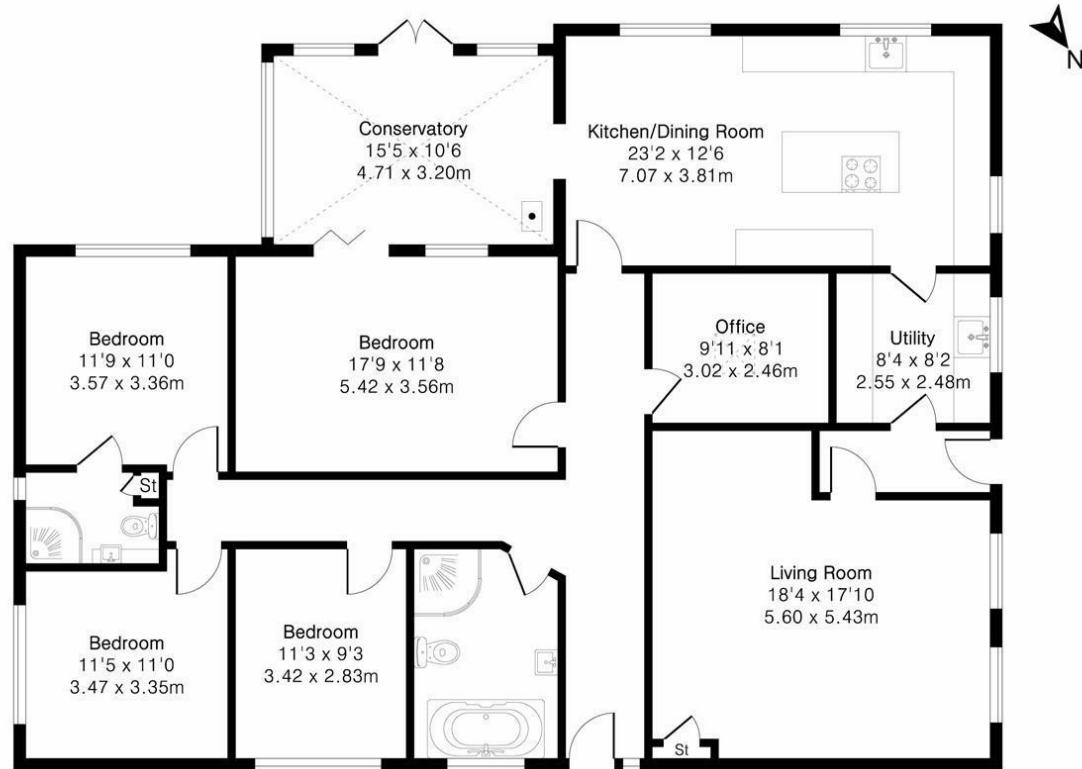
Guide Price £450,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambs District Council







Approximate Gross Internal Area 1883 sq ft - 175 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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