



Ashley Gardens, Littleport, CB6 1PD

CHEFFINS

Ashley Gardens

Littleport,
CB6 1PD

- Semi Detached House
- Exceptionally spacious
- 3 Double Bedrooms
- Garage & Parking
- Enclosed Rear Garden
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

We are pleased to offer for sale this semi detached house situated in the sought after Town of Littleport and offered for sale with no upward chain.

Accommodation comprises of entrance hall, downstairs cloakroom, kitchen/diner, living room, 3 large double bedrooms and bathroom, together with enclosed garden to rear, garage and parking.



Guide Price £285,000





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 aspect, under stairs storage cupboard, radiator, wall mounted fuse board, laminate flooring.

CLOAKROOM

With opaque double glazed window to side, low level WC, wash hand basin with separate taps and tiled splashback, tiled flooring.

KITCHEN / DINING ROOM

With double glazed window to rear, matching wall and base units with worktop space, integrated 4-ring electric hob with stainless steel extractor hood, integrated cooker, space for washing machine, concealed wall mounted boiler, tiled splashback, additional worktop space, radiator, laminate flooring and side door leading into the garden.

LIVING ROOM

With double glazed windows to rear, television point, radiator.

FIRST FLOOR LANDING

With double glazed window to front, airing cupboard, radiator, laminate flooring.

BEDROOM 1

With double glazed window to rear, range of built-in wardrobes with overhead storage, radiator, laminate flooring.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

With opaque double glazed window to side, access to loft storage space with partially boarded floor, panelled bath with overhead shower and tiled splashback, low level WC, wash hand basin with separate taps and tiled splashback, radiator, tiled flooring.

OUTSIDE

The rear garden is fully enclosed by wooden fence panels with raised area laid to lawn with timber framed garden shed, variety of herbaceous borders and side gated access.

The front of the property benefits from parking for up to 3 cars and a single car garage with up and over door and electricity connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £285,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

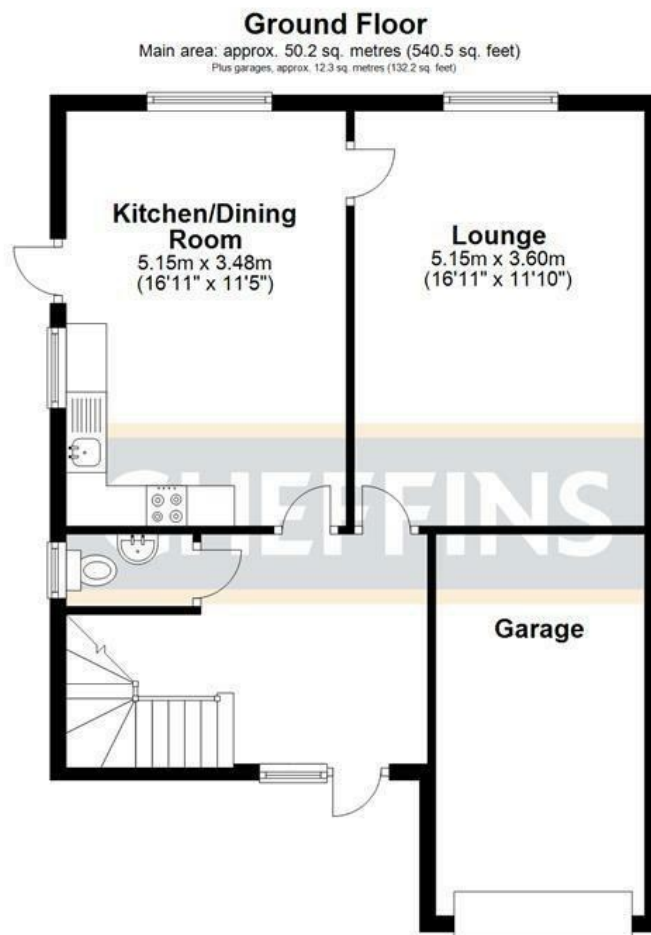
Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.



Main area: Approx. 107.8 sq. metres (1160.1 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.2 sq. feet)

