



Lester Way, Littleport, CB6 1FW

CHEFFINS

Lester Way

Littleport,
CB6 1FW

- 3-Storey Mid-Terrace Townhouse
- 3/4 Bedrooms
- Enclosed Rear Garden
- Garage & 2 Parking Spaces
- Freehold / Council Tax Band C / EPC Rating TBC

A 3-storey mid terrace property comprising on the ground floor, entrance hall, cloakroom, dining room and kitchen/breakfast room, whilst on the first floor there is a living room/bedroom 3 and bedroom 1 with an ensuite. On the second floor there are 2 further bedrooms and a bathroom. Outside there is an enclosed garden to rear, together with a single garage and 2 further parking spaces.

Conveniently located for access to both secondary and primary schools and the leisure centre.

4 2 1

Guide Price £275,000





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 front entrance door, stairs to the first floor, under stairs storage cupboard, radiator. Door to:

CLOAKROOM

With opaque double glazed window to front, low level WC, wash hand basin with mixer tap, wall mounted fuse board, tiled splashback, radiator, vinyl flooring.

KITCHEN / BREAKFAST ROOM

With wall and base matching storage units, worktop space, integrated stainless steel sink unit with mixer tap, integrated gas hob and oven with stainless steel extractor hood above, space for washing machine, fridge/freezer and washing machine, vinyl flooring. Opening through to:

DINING ROOM

With 2 radiators, double glazed windows to rear, sliding doors leading to the garden.

FIRST FLOOR LANDING

With radiator, door to:

BEDROOM 1

With double glazed windows to front, radiator, laminate flooring, door to:

ENSUITE

With opaque double glazed window to front, shower cubicle, low level WC, wash hand basin with tiled splashback surrounding, vinyl flooring, radiator.

LIVING ROOM / BEDROOM 3

With 2 double glazed windows to rear, 2 radiators.

SECOND FLOOR LANDING

With access to loft, airing cupboard, radiator, door to:

BEDROOM 2

With double glazed windows to front, radiator, built-in wardrobe and built-in storage cupboard.

BEDROOM 4

With velux windows, built-in wardrobes, radiator.

BATHROOM

With velux window, panelled bath with overhead shower, wash hand basin with mixer tap and tiled splashback surrounding, radiator, vinyl flooring.

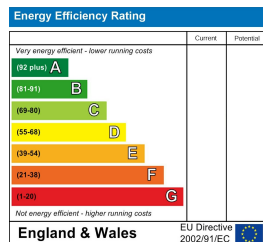
OUTSIDE

The rear garden is enclosed by wooden fence panels and is laid to lawn and low maintenance 3G with gated access leading through to the single garage with 2 parking spaces (1 to the front of the garage and 1 to the side).

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Guide Price £275,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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>.

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.

