



Hitches Street, Littleport, CB6 1PL

CHEFFINS

Hitches Street

Littleport,
CB6 1PL

- Second Floor Apartment
- 1 Double Bedroom
- Open Plan Kitchen / Lounge
- Private Parking
- Central Locaton
- Leasehold / Council Tax Band A / EPC Rating D

Cheffins offer to the market this well presented second floor apartment situated in the popular Town of Littleport. The property comprises of a double bedroom, bathroom, open plan lounge/kitchen.

Outside the property there is private off road parking for 1 car.



Guide Price £125,000





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.

OPEN PLAN LOUNGE / KITCHEN

Kitchen area fitted with a range of base units with work surfaces over, 1 1/2 bowl sink with mixer tap, integral single oven, 4-ring electric hob with extractor hood over, tiled splashbacks, integrated washing machine, integrated under counter fridge and freezer.

There are also 3 windows to side, electric heater and an airing cupboard housing the hot water tank.

BEDROOM

With window to side, electric heater, access to loft.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, floating wash hand basin, 'P' shaped bath with shower over and screen, extractor fan.

OUTSIDE

There is private off road parking for 1 vehicle.

TENURE

Leasehold. We understand the original 999 year lease commenced on the 18th January 1991.

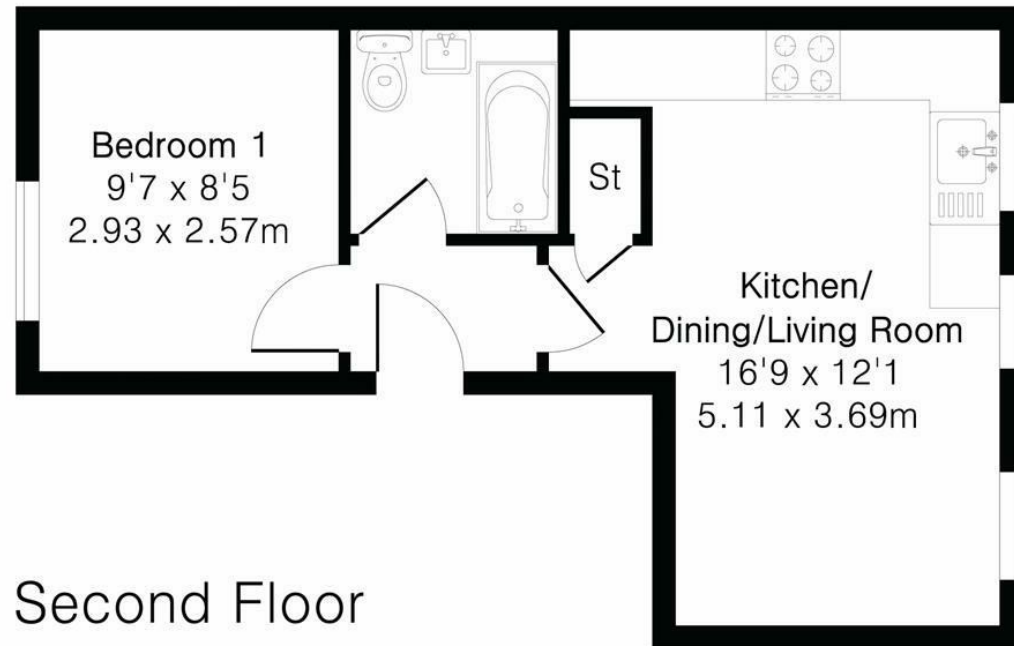
We understand from the vendor that the service charge and ground rent amount to approximately £100.00 per month.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area 325 sq ft - 30 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(51-58) 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 £125,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council



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>.

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.



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