

High Street, Littleport, CB6 1HE

CHEFFINS

CHEFFINS

High Street

Littleport,
CB6 1HE

2 1 2

Guide Price £170,000



- Terraced Home
- Lounge & Kitchen / Dining Room
- 2 Bedrooms
- Enclosed Courtyard Style Rear Garden
- Garage & Outbuilding
- Central Location
- Freehold / Council Tax B / EPC D

Cheffins are pleased to bring to the market this established mid-terrace home, ideally situated in a central position within the popular Town of Littleport.

The accommodation is thoughtfully arranged and, to the ground floor, comprises a lounge to the front and a spacious kitchen/dining room to the rear, whilst a separate utility room provides direct access to the rear courtyard style garden.

To the first floor there are two generous bedrooms and a family bathroom.

Externally, the property benefits from an enclosed, low-maintenance paved courtyard garden to the rear with a garage located beyond, offering valuable storage or off-road parking.









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

LOUNGE
With front entrance door, window to front, feature cast iron fireplace with timber surround and hearth, vertical radiator. Door through to:

KITCHEN / DINING ROOM
Dining area with tiled flooring, 2 built-in storage cupboards & pantry cupboard, fireplace (unused - boarded and shelved for storage), vertical radiator. Opening to:

Kitchen area fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, space for freestanding cooker with extractor hood over, stainless steel sink unit and drainer with mixer tap, window to rear, radiator, tiled flooring, space for dishwasher, space for undercounter fridge, tiled splashbacks. Door to stairs leading to the first floor. Door to:

UTILITY ROOM
With door to rear, plumbing for washing machine, gas central heating boiler, tiled flooring.

FIRST FLOOR LANDING
With doors to bedrooms and bathroom, window to rear aspect.

BEDROOM 1
With window to front, cast iron open fireplace with timber surround and tiled hearth, wooden flooring, radiator.

BEDROOM 2
With window to rear, wooden flooring, radiator.

BATHROOM
Fitted with a suite comprising of low level WC, wash hand basin, tiled splashback, bath with shower over and shower screen, built-in storage cupboard, window to rear, heated towel rail.

OUTSIDE
To the rear of the property there is a paved courtyard style garden with shrub bed, outside WC and brick outbuilding. There is a garage at the rear of the garden accessed from Millpit Furlong.

AGENTS NOTE
The property is subject to a flying freehold in relation to the first floor bathroom.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



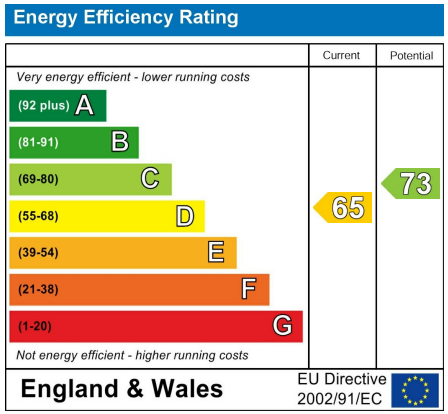
















Guide Price £170,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambs District Council



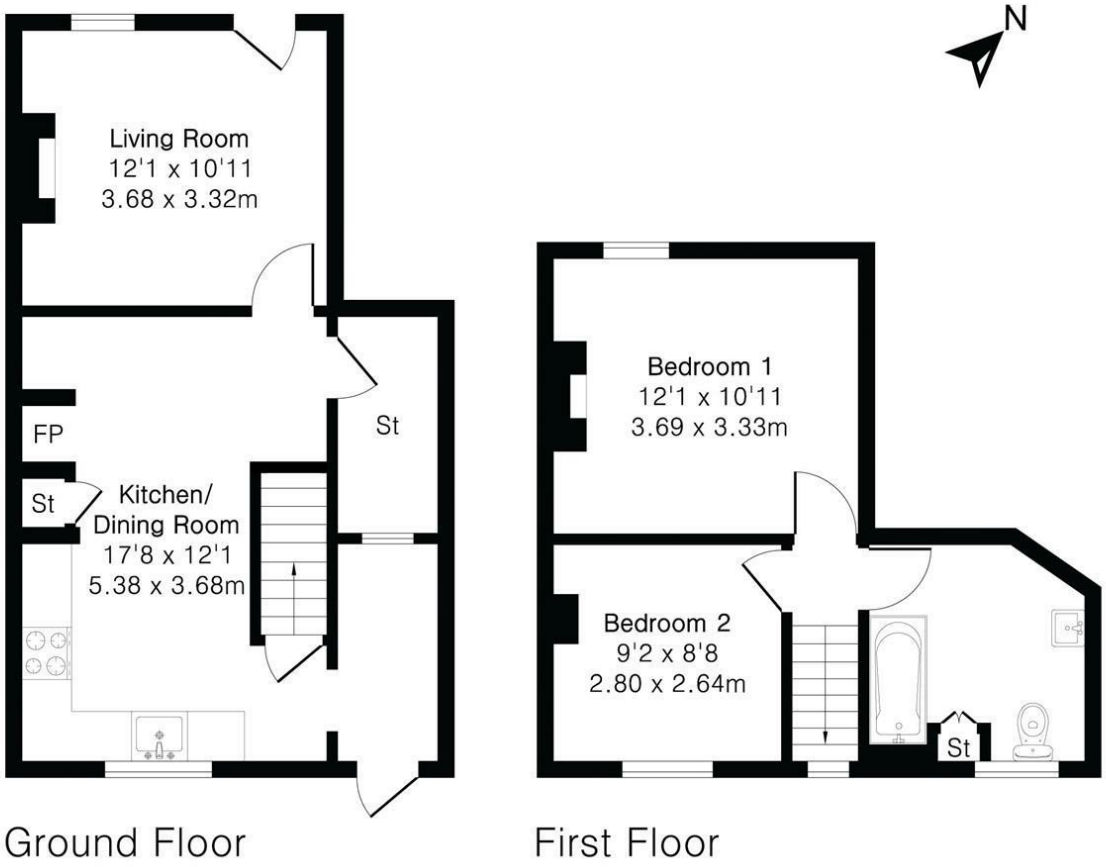


CHEFFINS

Approximate Gross Internal Area 745 sq ft - 69 sq m

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 316 sq ft – 29 sq m



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.

CHEFFINS