



Whitworth Way, Littleport, CB6 1SS

CHEFFINS

Whitworth Way

Littleport,
CB6 1SS

- No Forward Chain
- 3 Bedrooms (Ensuite to Bedroom 1)
- Kitchen / Dining Room
- Generous Rear Garden
- Field Views To Front
- Off Road Parking For 3 Cars
- Freehold / Council Tax Band B / EPC Rating B

Cheffins are delighted to offer to the market this 3 year old semi detached family home located in the popular Town of Littleport with views across fields towards Ely Cathedral to the front.

The property comprises entrance hall, kitchen / dining room, lounge at the rear providing access to the garden, ground floor cloakroom, 3 bedrooms (ensuite shower room to bedroom 1) plus a family bathroom completing the accommodation.

To the front there is off road parking for 3 vehicles whilst the rear offers a mainly laid to lawn garden with paved patio and gated access.

This property further benefits from being offered for sale with no forward chain.

3 2 1



Guide Price £270,000



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

Door to front, radiator, stairs leading to first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin, window to side and radiator.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integral washing machine, integral fridge / freezer, integral dishwasher, stainless steel sink with mixer tap over, 4 ring gas hob with extractor hood over, wall mounted boiler, integral single oven, window to the front and radiator.

LOUNGE

With window to rear, door to rear providing access to the garden, understairs storage cupboard and radiator.

FIRST FLOOR LANDING

With radiator and doors to bedrooms and bathrooms.

BEDROOM 1

With window to the rear and a radiator. Door to:

ENSUITE

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Radiator and extractor fan.

BEDROOM 2

With window to the front with Cathedral and field views, radiator.

BEDROOM 3

With window to the rear and a radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and a panelled bath with shower over and shower screen. Window to the front, radiator and extractor fan.

OUTSIDE


To the front there is a driveway to the side providing off road parking for 2 vehicles plus a further space in front of the house providing parking for 3 vehicles in total.

To the rear the garden is mainly laid to lawn with an extended paved patio, gated access to the side and a timber shed.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



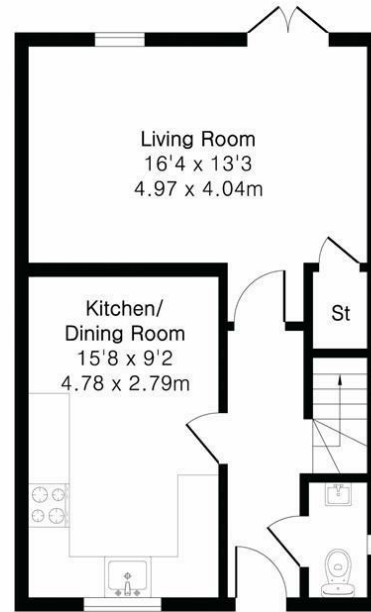
Guide Price £270,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambs District Council



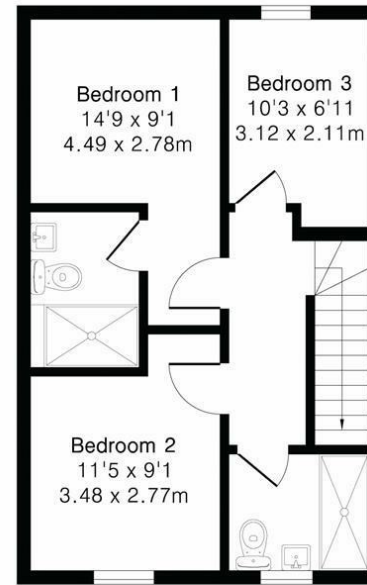
Approximate Gross Internal Area 866 sq ft - 80 sq m

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 433 sq ft – 40 sq m



Ground Floor



First Floor



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.



[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.

