

Wellington Street, Littleport, CB6 1PN

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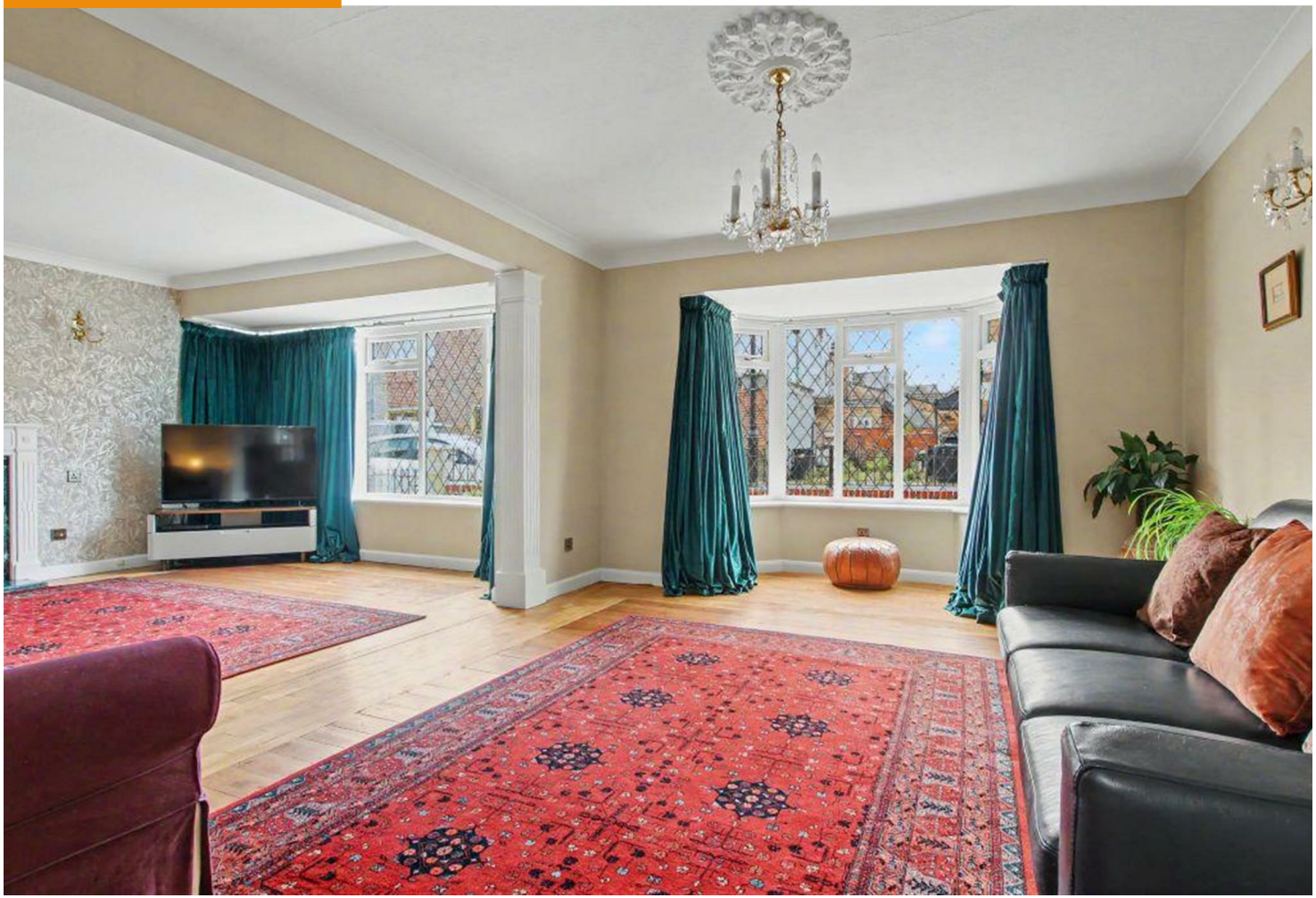
Wellington Street

Littleport,
CB6 1PN

3 2 2

Guide Price £350,000

- 3 Bedroom Family Home
- Kitchen/Breakfast Room
- Ensuite to Bedroom 1
- Double Garage & Single Garage
- Freehold / Council Tax Band C / EPC Rating E



Cheffins are pleased to market this 3 bedroom, family home in the popular town of Littleport.

The property consists of an entrance hall, cloakroom, dining room leading to living room, kitchen/breakfast room, separate utility along with 3 bedrooms to the first floor with bedroom 1 benefiting with a ensuite along with a further family bathroom and store room. Outside the property consists with low maintenance, patioed garden with bedding to borders leading to further garden/parking area with double garage and further single garage.

To fully appreciate what's on offer, an early viewing is highly recommended.









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, stairs rising to first floor, understairs storage cupboard, radiator.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, radiator.

DINING ROOM
With featured bay window to front, radiator. Opening leading to...

LIVING ROOM
With window to front, featured fireplace, radiator.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated appliances consisting of two stainless steel sinks with mixer tap, fridge/freezer, space for oven and dishwasher, unique features such as a hostess trolley, stable doors to side, radiator, window to rear.

SIDE PORCH
With front and rear access. Leading through to...

UTILITY
With plumbing for washing machine and tumble dryer, wall mounted combi boiler, electric fuse box.

FIRST FLOOR LANDING
With window to rear.

BEDROOM 1
With bay fronted window to front, two built-in wardrobes, radiator, TV point. Door leading to...

ENSUITE
Fitted with a five-piece suite comprising low level WC, his and hers sink with storage under, walk-in shower, bidet.

BEDROOM 2
With window to front, built-in wardrobe, radiator, wash hand basin.

BEDROOM 3
With window to rear, built-in wardrobes.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with handheld shower head, radiator, window to rear, airing cupboard. Door leading to...

STORE
With window to rear, shelving, radiator.

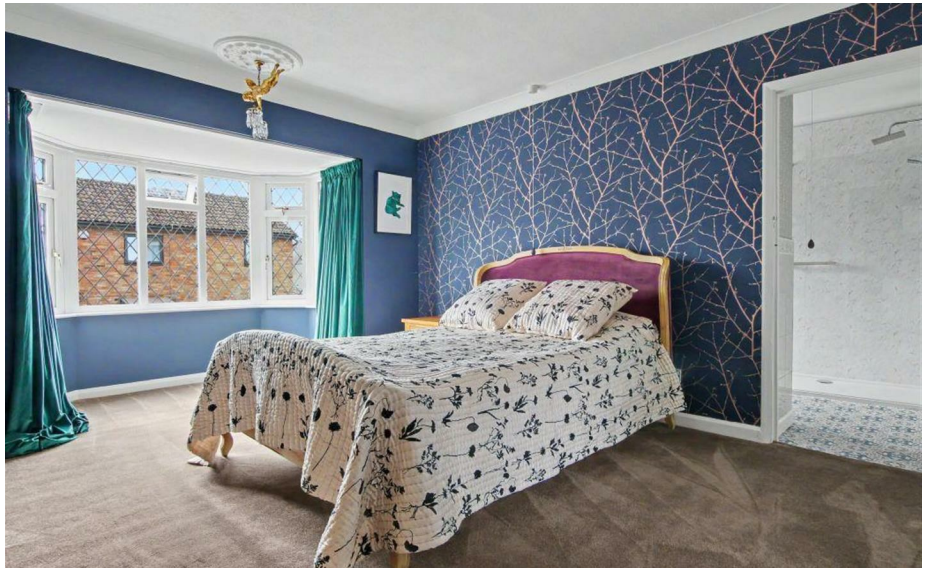
OUTSIDE
To the front consists of fully enclosed front patioed garden whilst the rear offers a generously sized patio area with a variety of greenery with bedding to borders with gates leading to a further garden section/additional parking with continued bedding to borders enclosed by concrete walls and trellises leading to a double garage with electric up and over doors and a further single garage with double doors.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

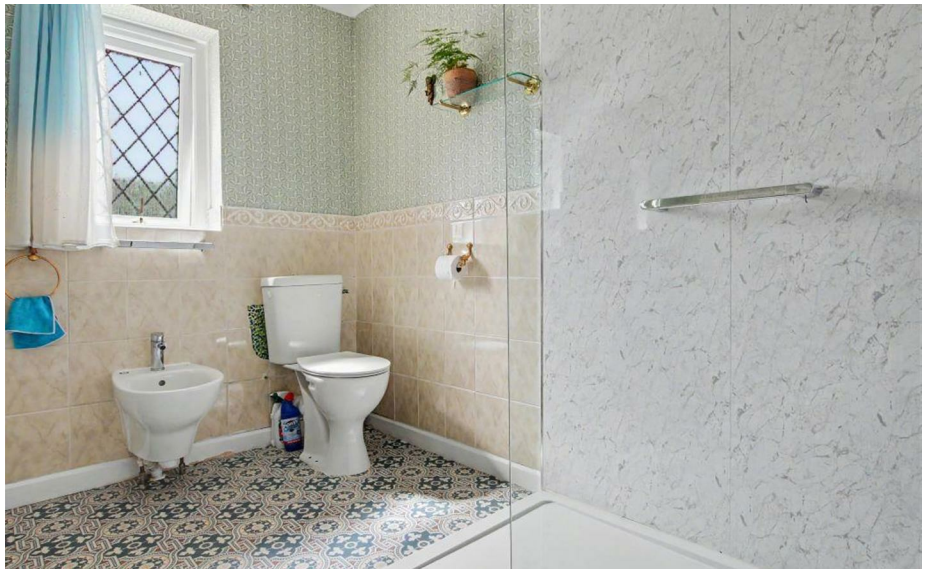


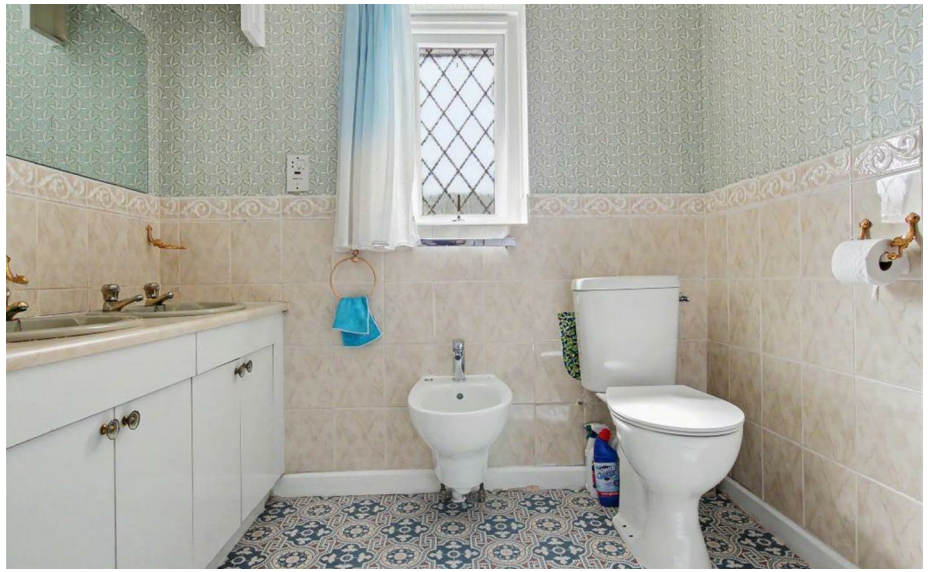




















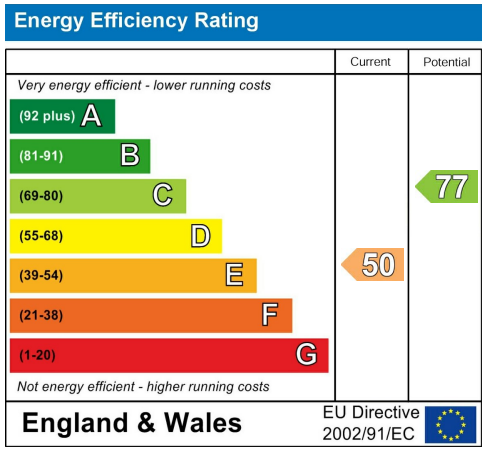



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Guide Price £350,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council

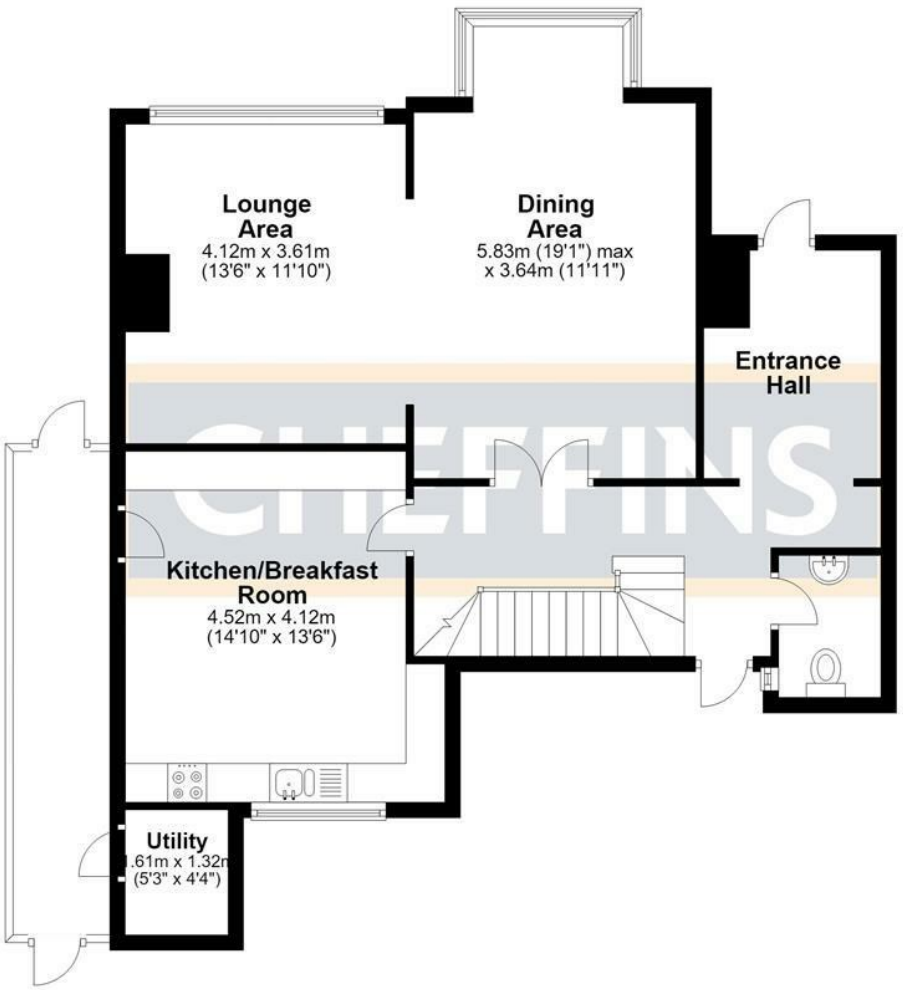
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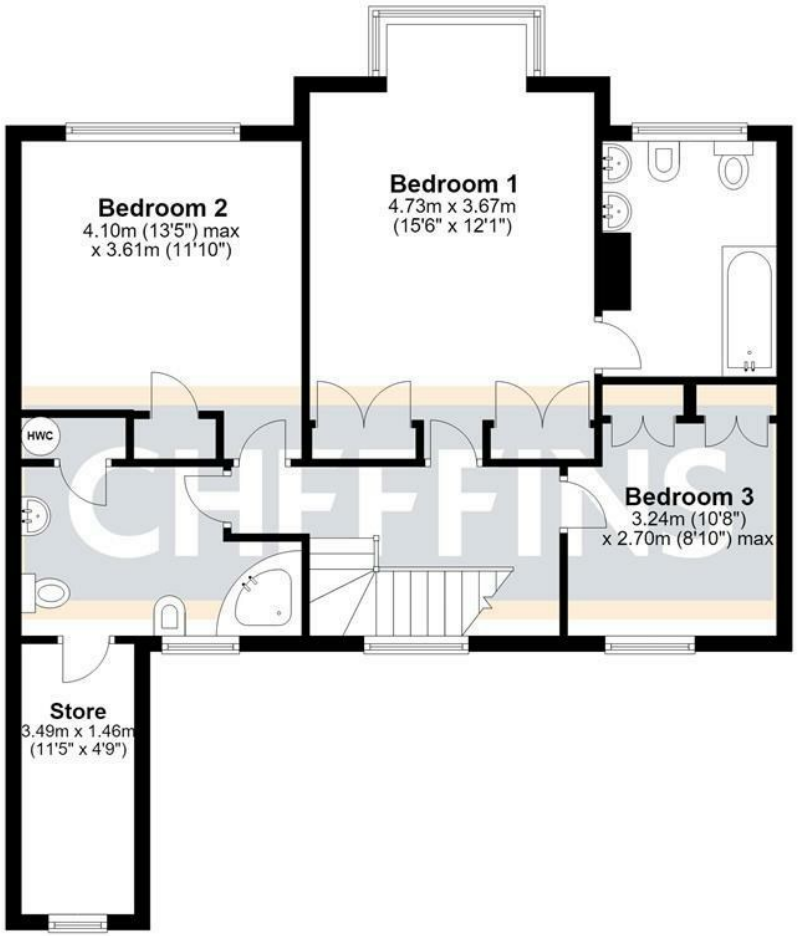
Ground Floor

Approx. 76.4 sq. metres (822.0 sq. feet)
(excluding unnamed room)



First Floor

Approx. 70.4 sq. metres (757.8 sq. feet)



Total area: approx. 146.8 sq. metres (1579.8 sq. feet)

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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.

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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.

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