



## **Fishers Bank**

Littleport, CB6 1LN

- Spacious End Terrace
- 4 Bedrooms (1 Ensuite)
- Lounge & Separate Dining Room
- Kitchen & Utility
- Conservatory
- · Attractive Gardens, Parking & Garage
- Freehold / Council Tax Band C / EPC Rating C

Situated within a secluded position, this modern end terrace property comprises entrance hall, cloakroom, lounge, separate dining room, kitchen and utility, conservatory, 4 bedrooms (master with ensuite) and bathroom, together with attractive front and rear gardens, parking and garage. Viewing 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**

floor, radiator

#### **CLOAKROOM**

aspect, pedestal hand wash basin, low level WC, radiator.

#### **KITCHEN**

With double glazed window to rear aspect, fitted with a range of wall and base level storage units, work surfaces and drawers, built-in electric oven, gas hob and extractor hood, stainless steel sink unit and drainer, plumbing for dishwasher, radiator.

#### UTILITY

With door to outside, wall mounted replacement gas fired boiler, stainless steel sink unit and drainer, base level storage unit and work surfaces, plumbing for washing machine, pantry, radiator.

#### LOUNGE

With double glazed bay window to front aspect, television point, fitted bookshelves and cupboards, radiator, double doors to:

#### **DINING ROOM**

With radiator, patio doors to:

#### **CONSERVATORY**

Of brick and upvc construction with doors onto garden.

#### FIRST FLOOR LANDING

which is part boarded.

#### BEDROOM 1

radiator

#### **ENSUITE**

With shower cubicle, vanity unit with wash basin, low level WC, radiator.

#### **BEDROOM 2**

With double glazed window to rear aspect, radiator.

#### **BEDROOM 3**

With double glazed window to front aspect, radiator.

#### **BEDROOM 4**

With double glazed window to rear aspect, radiator.

#### **BATHROOM**

With suite comprising vanity unit with wash basin, low level WC, panelled bath with shower from the taps, double glazed window to side aspect, modern heated towel rail.

#### OUTSIDE

To the front of the property there is a lawned garden and gated pedestrian access leads to the rear which is mainly laid to lawn, together with planted

borders and a storage area to the rear With door to front aspect, stairs to first With shelved cupboard, access to loft of the garage. A gate leads from the rear garden to a shared parking area where the property has a garage with dedicated parking space to the front. With double glazed window to side With double glazed window to front The garage has a metal up and over aspect, built-in double wardrobes, door, electricity connected and a personnel door into the garden.

> Please note, the front garden continues into an area of grass which our client informs us is council owned, however. our client maintains this area as it adjoins their own garden.

#### **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





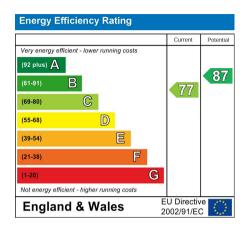








Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London cheffins.co.uk



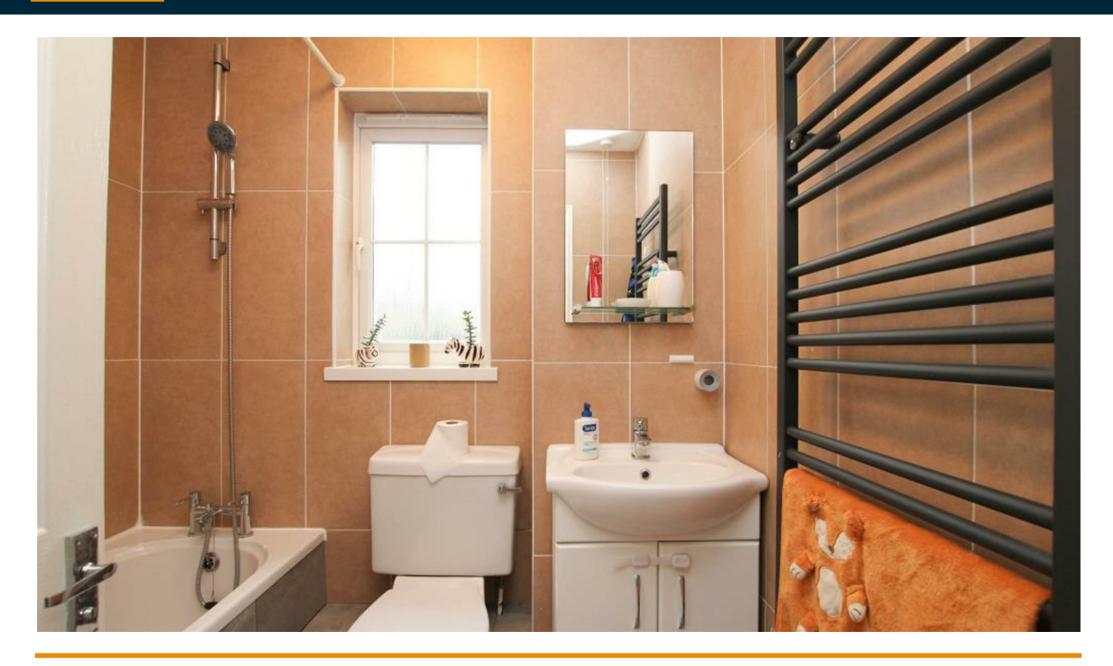
Guide Price £319,950 Tenure - Freehold Council Tax Band - C Local Authority - East Cambs District Council





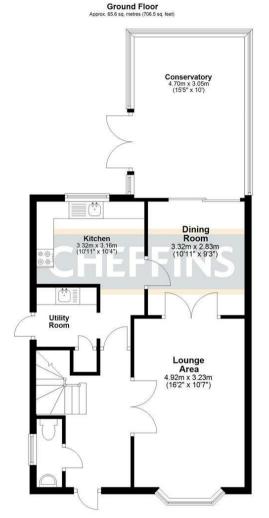
Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London cheffins.co.uk

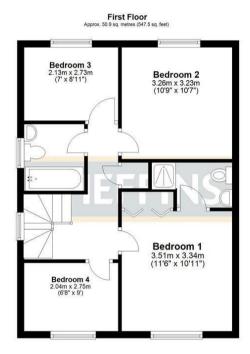




Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London cheffins.co.uk







Total area: approx. 116.5 sq. metres (1254.0 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <a href="https://www.gov.uk/stamp-duty-land-tax">https://www.gov.uk/stamp-duty-land-tax</a>.

For more information on this property please refer to the Material Information Brochure on our website.







25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk