



Fishers Bank, Littleport, CB6 1LN

CHEFFINS

Fishers Bank

Littleport,
CB6 1LN

- 3-Storey Semi Detached
- 3 Bedrooms (1 Ensuite)
- Spacious Lounge/Dining Room
- Garden, Driveway & Garage
- Cul De Sac Location
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

A spacious 3-storey semi detached property offered for sale with no upward chain and comprising entrance hall, cloakroom, kitchen, lounge/dining room, 3 bedrooms (bedroom 1 with ensuite) and family bathroom, together with enclosed rear garden, driveway and garage.

3 2 1

Guide Price £255,000





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). 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 aspect, stairs to first floor, radiator.

CLOAKROOM

With double glazed window to front aspect, low level WC, wash basin, radiator.

KITCHEN

With double glazed window to front aspect, stainless steel sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, refitted electric oven, gas hob and extractor hood, plumbing for washing machine, wall mounted gas fired boiler.

LOUNGE / DINING ROOM

With double glazed windows and French doors to rear aspect, television point, radiator.

FIRST FLOOR LANDING

With built-in cupboard, stairs to second floor, radiator.

BEDROOM 2

With double glazed window to front

aspect, large built-in wardrobe, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

With modern suite comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment from the taps, double glazed window to side aspect, radiator.

SECOND FLOOR LANDING

BEDROOM 1

With double glazed window to front aspect, airing cupboard housing water cylinder, access to loft, radiator.

ENSUITE

With velux window, shower cubicle, low level WC, pedestal hand wash basin, radiator.

OUTSIDE

To the side of the property there is a driveway leading to a single garage

with metal up and over door. To the rear there is a well maintained garden which is fully enclosed and mainly laid to lawn, together with a patio and a small apple tree.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	81
EU Directive 2002/91/EC		

Guide Price £255,000

Tenure - Freehold

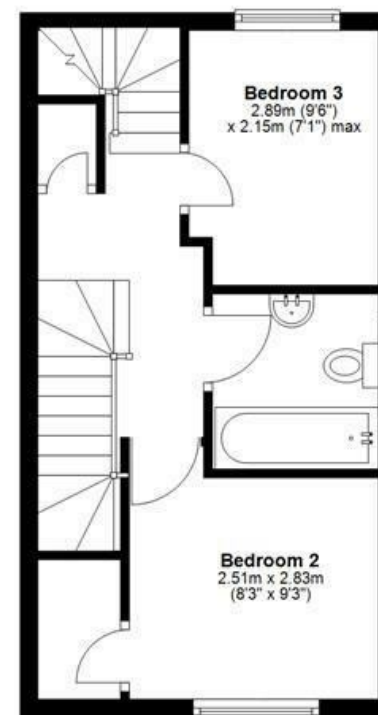
Council Tax Band - C

Local Authority - East Cambs District Council

Ground Floor
Main area: approx. 29.7 sq. metres (319.6 sq. feet)
Plus garage: approx. 14.9 sq. metres (160.1 sq. feet)



First Floor
Approx. 29.0 sq. metres (311.7 sq. feet)



Second Floor
Approx. 22.7 sq. metres (244.4 sq. feet)



Main area: Approx. 81.4 sq. metres (875.6 sq. feet)
Plus garage: approx. 14.9 sq. metres (160.1 sq. feet)

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.

