



Victoria Street, Littleport, CB6 1NA

**CHEFFINS**

## Victoria Street

Littleport,  
CB6 1NA

- Semi Detached Property
- Tastefully Updated
- Immaculately Presented
- 2 Bedrooms
- Living Room & Kitchen/Dining Room
- Double Glazing
- Newly Installed Gas Central Heating
- Enclosed Garden
- Parking & Garage

2 1 1

Guide Price £225,000



This beautifully renovated and impeccably maintained two-bedroom semi-detached home offers both style and convenience, situated just a short walk from the mainline train station.

The current owners have invested significantly in enhancing the property, resulting in a welcoming entrance hall, a cosy living room, a spacious kitchen/dining area, two generously sized double bedrooms, and a well-appointed bathroom. The home benefits from a newly installed gas central heating system and double glazed windows throughout.

Outside, you'll find an enclosed courtyard-style garden, along with off-road parking and a garage, providing practicality and convenience.



## 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 upvc front door into hallway, wooden flooring, space under stairs for tumble drier and plumbing for washing machine, stairs leading to the first floor.

**LIVING ROOM**

With double glazed window to front aspect, radiator, television point and double doors leading into kitchen/diner.

**KITCHEN / DINER**

With double glazed windows to side aspects, refitted kitchen with eye and base level storage units, drawers and work surfaces over, inset stainless steel 1 and 1/4 sink, breakfast bar with room for 3 chairs, built-in single oven, 4-ring induction hob and extractor hood over, cupboard housing recently installed Ideal gas fired combination boiler, wall mounted fuse box, room for table and chairs, wooden flooring, radiator, door leading to the garden.

**FIRST FLOOR LANDING**

With access to loft, useful storage cupboard.

**BEDROOM 1**

With double glazed window to front

aspect, radiator, useful storage cupboard.

**BEDROOM 2**

With double glazed window to side aspect, radiator.

**BATHROOM**

With obscured double glazed window to side aspect, suite comprising wash hand basin, WC and panel bath with mixer shower, glass shower screen, heated towel rail, extractor fan.

**OUTSIDE**

There is an enclosed courtyard style garden, predominantly laid to lawn with patio area for table and chairs. The property also benefits from off road parking and garage with up and over door.

**MATERIAL INFORMATION**

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - B

**VIEWING ARRANGEMENTS**

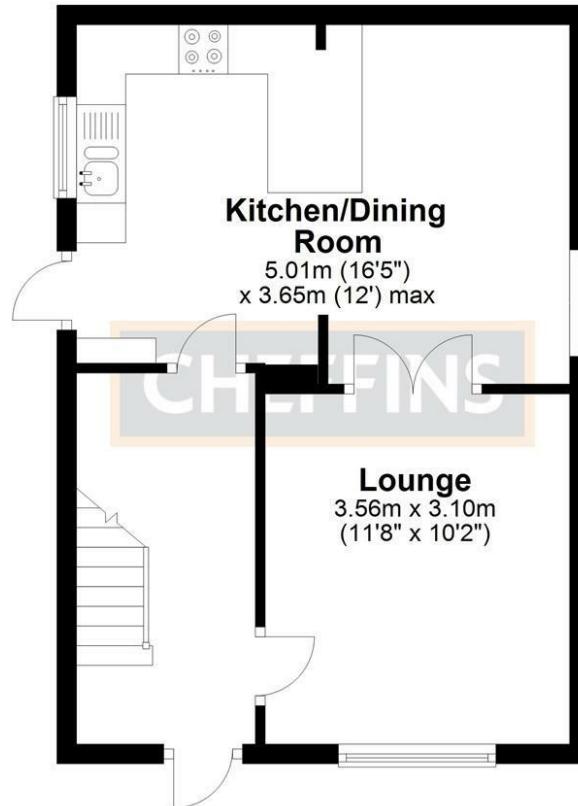
Strictly by appointment with the Agents.





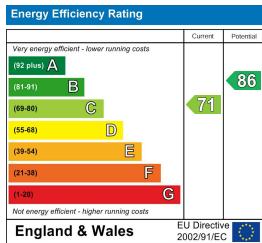
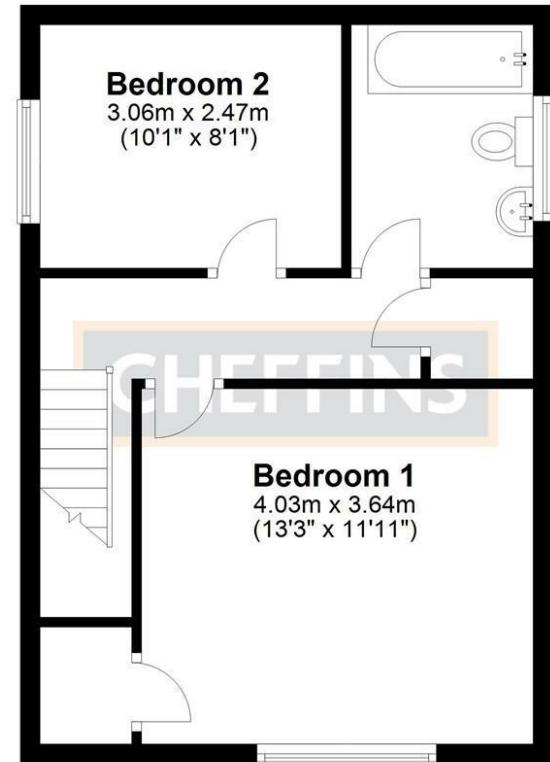
## Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Guide Price £225,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 73.6 sq. metres (791.9 sq. feet)



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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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