



Station Road, Littleport, CB6 1QF

**CHEFFINS**



## Station Road

Littleport,  
CB6 1QF

- SENSIBLE OFFERS INVITED
- Well presented, semi detached cottage
- Off road parking
- Recently refitted kitchen
- 2 Good sized Bedrooms
- 2 minutes walk to train station with direct link to Kings Lynn , Ely, Cambridge and Kings Cross.
- FREEHOLD / COUNCIL TAX A / EPC D

Cheffins are delighted to offer to the market this well presented semi detached cottage located in the popular town of Littleport just a stones throw away from the train station. This lovely home comprises of Lounge, recently refitted Kitchen, ground floor Bathroom, two Bedrooms and an enclosed rear garden.

Viewing by appointment.

2 1 1

## Offers In Excess Of £210,000





## 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



## LOUNGE

Window to the front, entrance door to front, inset log burner, radiator and door through to Kitchen.

## KITCHEN

Re-fitted with a range of base units, cupboards and drawers with worksurfaces over, window to rear, boiler, sink with mixer tap over, space for single oven, plumbing for washing machine, space for fridge freezer and stairs leading to the first floor.

## GROUND FLOOR BATHROOM

L shaped bath with shower over and

shower screen, low level WC and wash hand basin in vanity unit, window to side and radiator.

## REAR LOBBY

Door to side and pantry.

## FIRST FLOOR

Window to rear and loft access.

## BEDROOM 1

Window to front and radiator.

## BEDROOM 2

Window to rear, radiator and built in cupboard.

## OUTSIDE

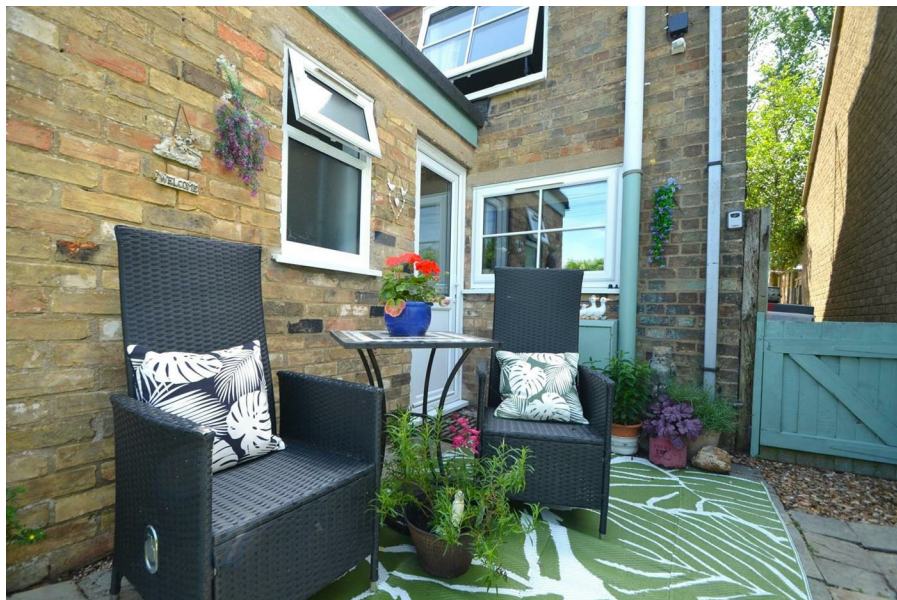
To the rear of the property there is a paved patio, gated access to front and rear, two off road parking spaces to the rear.

## VIEWING ARRANGEMENTS

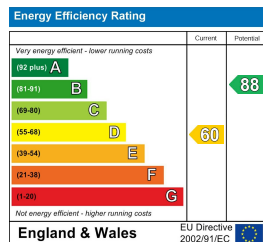
Strictly by appointment with the Agents.











Offers In Excess Of £210,000

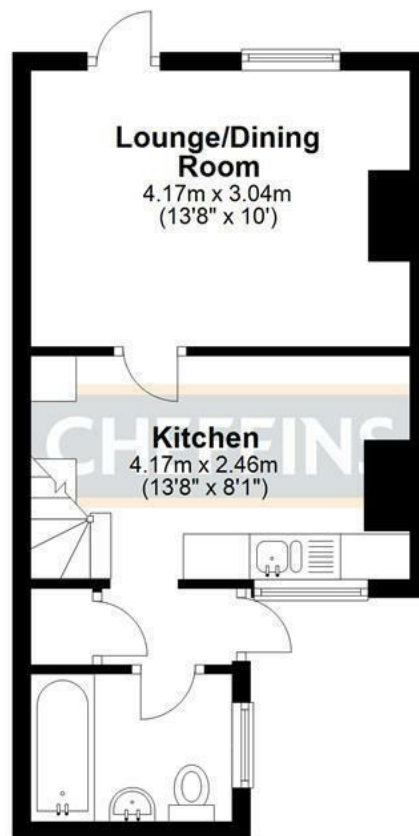
Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambs District Council

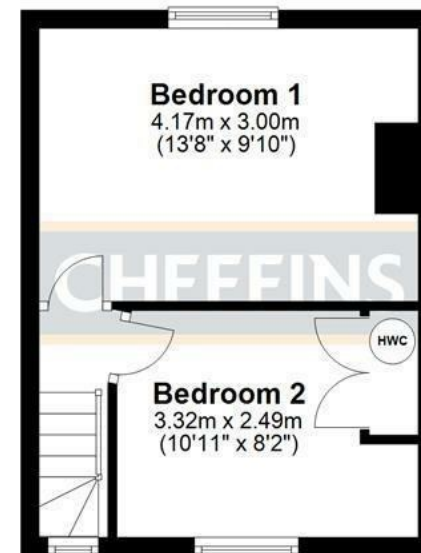
## Ground Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



## First Floor

Approx. 23.4 sq. metres (251.4 sq. feet)



Total area: approx. 52.6 sq. metres (566.4 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: <https://www.gov.uk/stamp-duty-land-tax>.

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



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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.