



Barley Way, Littleport, CB6 1FS

CHEFFINS

Barley Way

Littleport,
CB6 1FS

- Well Presented Modern End of Terrace Home
- NO FORWARD CHAIN
- PRICED TO ENCOURAGE A QUICK SALE
- Off Road Parking for 2 Cars
- 3 Bedrooms (Master with Ensuite)
- Freehold / Council Tax Band B / EPC Rating B
- Home Security System

Cheffins are delighted to offer to the market this well presented, modern end terraced home, located in the popular Highfields estate in Littleport.

The property offers spacious accommodation from an entrance hall, a kitchen/dining room to the rear, overlooking the rear garden and providing access to a conservatory, a living room to the front and a cloakroom. Upstairs there are 3 bedrooms with en-suite to the master and a family bathroom.

Outside is an enclosed rear mainly laid to lawn garden that has a paved patio and garden shed, with the front offering off road parking.

NO FORWARD CHAIN



Offers In Excess Of £260,000





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

ENTRANCE HALL

With door to front aspect, stairs to first floor.

CLOAKROOM

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

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for fridge/freezer, plumbing for washing machine, radiator, under stairs cupboard, 1 1/2 bowl stainless steel sink unit with mixer tap, 4-ring gas hob with extractor hood over, single oven, radiator, doors to the rear leading into the conservatory.

CONSERVATORY

With door to side leading into the garden, radiator.

LOUNGE

With window to front aspect, radiator.

FIRST FLOOR LANDING

With window to side aspect, storage cupboard.

BEDROOM 1

With window to the rear aspect, built-in wardrobes and fitted wardrobe, radiator. Door to:

ENSUITE

With low level WC, wash hand basin, double shower cubicle, towel rail.

BEDROOM 2

With window to front aspect, radiator.

BEDROOM 3

With window to front aspect, fitted wardrobes, radiator.

BATHROOM

With window to the rear aspect, low level WC, wash hand basin, panelled bath with shower over, radiator, extractor fan.

OUTSIDE

The rear of the property has a paved patio, lawned area and gated access to the rear.

To the front of the property there is off road parking for 2 cars.

AGENTS NOTES

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

We understand that there is a service charge payment in respect of the upkeep of communal areas, currently approximately £120 per annum.

PLEASE NOTE: The photographs included within these sales particulars were taken prior to the current tenants occupation and are included for guidance purposes only.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 94 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Offers In Excess Of £260,000

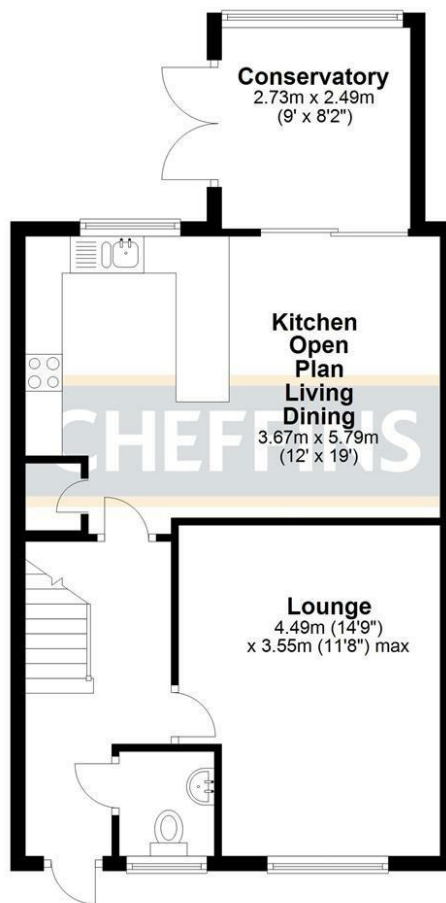
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council

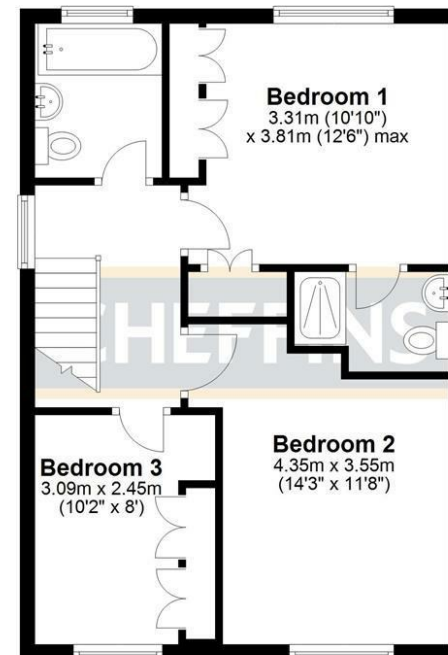
Ground Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



First Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 101.5 sq. metres (1092.1 sq. feet)

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.