



Lowfield Crescent, Littleport, CB6 1FP

CHEFFINS

Lowfield Crescent

Littleport,
CB6 1FP

3 2 1

Guide Price £270,000

- 3 Bedroom End Of Terrace Home
- Kitchen / Diner
- Ensuite To Bedroom 1
- Enclosed Rear Garden
- Off Road Parking For Two Cars
- Freehold / Council Tax C / EPC B

Cheffins offer to the market this well presented, modern, 3 Bedroom, end of terraced home located in the popular Highfield Estate in Littleport.

The property comprises of entrance hall, ground floor cloakroom, generous lounge, kitchen / diner to the rear providing access to the garden, 3 bedrooms (with an ensuite shower room to bedroom 1) and a family bathroom completing the accomodation.

Outside the property there is a small front garden with a path leading to the front door whilst the rear is an artifical grass rear garden with generous paved patio, gated access and timber shed. Beyond the garden is two off road parking spaces.

To fully appreciate this lovely home an early viewing is highly 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

Door to front, radiator, stairs leading to first floor.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC, pedestal wash hand basin, window to the front and radiator.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap over, integral double oven, four ring gas hob with extractor hood over, plumbing for a dishwasher, radiator, space for fridge/freezer, window to the rear and door to rear.

LOUNGE

With window to the front and radiator. Leading through to..

FIRST FLOOR LANDING

With storage cupboard over the stairs and loft access.

BEDROOM 1

With window to the front, radiator and built in wardrobes. Door to..

ENSUITE

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and a shower cubicle. Partially tiled walls, radiator, shaving socket and an extractor fan.

BEDROOM 2

With window to the rear, radiator.

BEDROOM 3

Window to the front and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment over. Radiator, window to the rear, extractor fan, shaving socket and half height tiled walls.

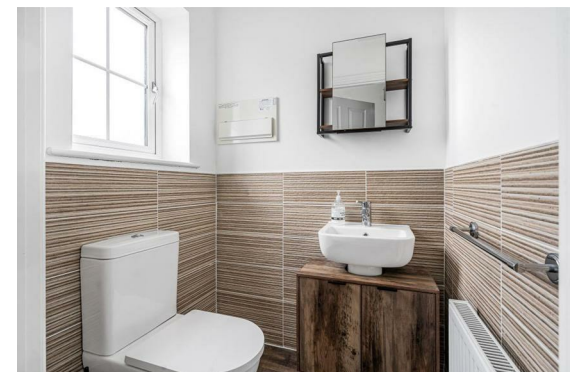
OUTSIDE

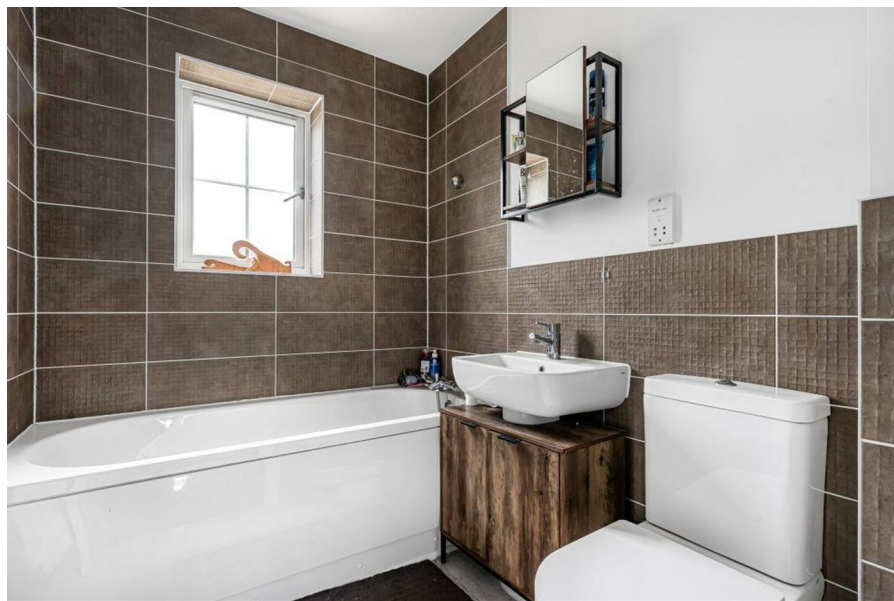
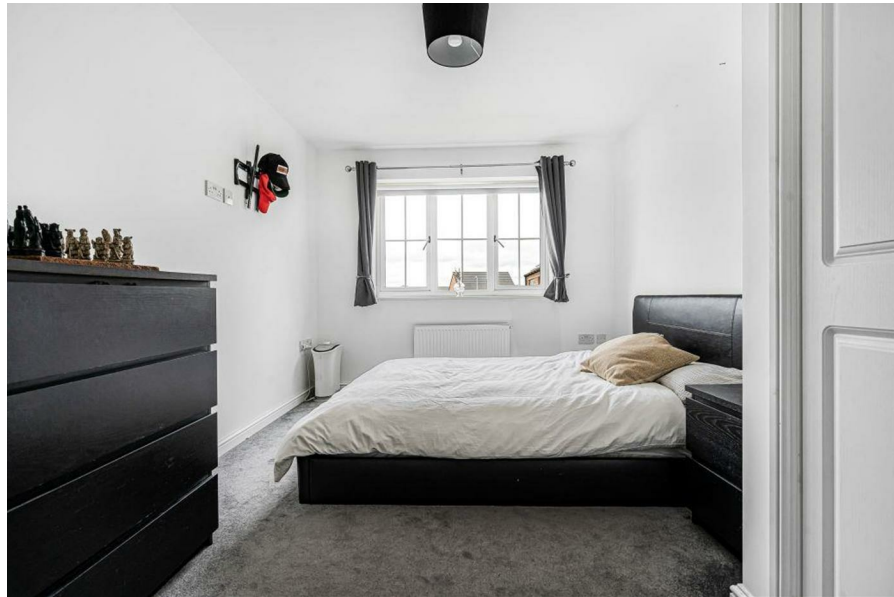
To the front of the property there is small garden with path leading to the front door.

The rear the garden is laid with artificial grass, with paved patio, timber shed and gated access. Beyond the garden there is two off road parking spaces.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







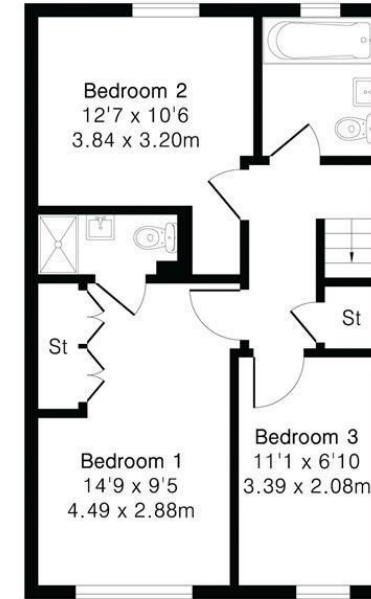
Approximate Gross Internal Area 920 sq ft - 86 sq m

Ground Floor Area 460 sq ft – 43 sq m

First Floor Area 460 sq ft – 43 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	95
(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	EU Directive 2002/91/EC

Guide Price £270,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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.