



## Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

31 Victoria Street, Littleport, Cambridgeshire, CB6 1LU

**\*\* COMING SOON \*\***

Cheffins are delighted to offer to the market this extensively renovated semi detached Victorian home located in the popular Town of Littleport.

The property has been completely overhauled to a high specification and includes a generous lounge to the front, completely refitted kitchen/diner with integrated appliances, separate fitted utility room with access to the garden. Upstairs there are two double bedrooms and a well equipped 4-piece bathroom completing the accommodation. Outside there is parking at the rear via access over the neighbouring property. There is a 7.5KW electric car charger. The rear garden is mainly laid to lawn with mature plants and shrubs to the borders, a timber shed and 20ft container with power and light connected that has been lined.

This property further benefits from being offered for sale with no forward chain and is available to view by appointment only.

- NO FORWARD CHAIN
- Completely Renovated Throughout
- New Electric, Plumbing, Windows, Flooring, Kitchen & Bathrooms
- Underfloor Heating
- 4 Piece Family Bathroom & Ensuite
- 2 Double Bedrooms
- Generous Rear Garden
- 20ft Container with Power & Light for Potential Home Office
- Freehold / Council Tax Band B / EPC Rating TBC

Guide Price £260,000

#### LOUNGE

Stairs leading to the first floor, main to front, two newly fitted sash windows to the front, two radiators and underfloor heating.

#### KITCHEN / DINER

Refitted with a range of base and wall units, cupboards and drawers with worksurfaces over, undercounter fridge and freezer, integral dishwasher, single oven, 4 ring induction hob with extractor hood over, integral dishwasher, spotlights, window to the side, underfloor heating, storage cupboard. Door to:

#### UTILITY ROOM

Window and door to rear, fitted with a range of base units with worksurfaces over, underfloor heating and plumbing for washing machine.

#### FIRST FLOOR LANDING

Airing cupboard housing the hot water tank, loft access and radiator.

#### BEDROOM 1

Window to the rear, two radiators and spotlights.

#### BEDROOM 2

Window to the front and a radiator.

#### FAMILY BATHROOM

Fitted with a four piece suite comprising of free standing bath, low level WC, vanity wash hand basin and shower cubicle, radiator, electric towel rail, window to the front and spotlights.

#### OUTSIDE

Mainly laid to lawn rear Garden, patio area, timber shed, 20ft container that has been lined and has power and light connected with potential to be used as a home office.

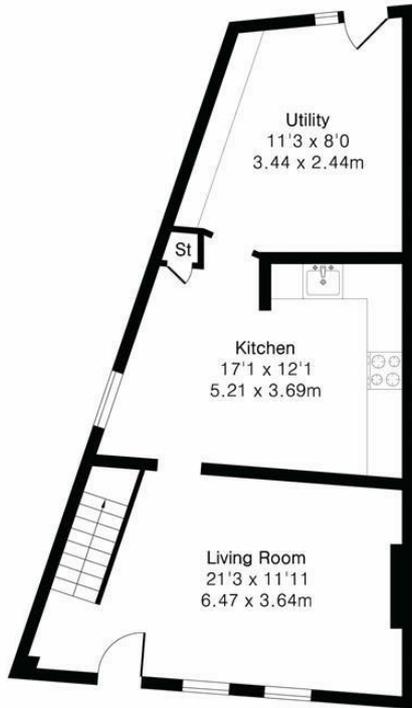
Parking at the rear which is available via right of access from the neighbour to the right hand side.

7.5 kw EV charger fitted.

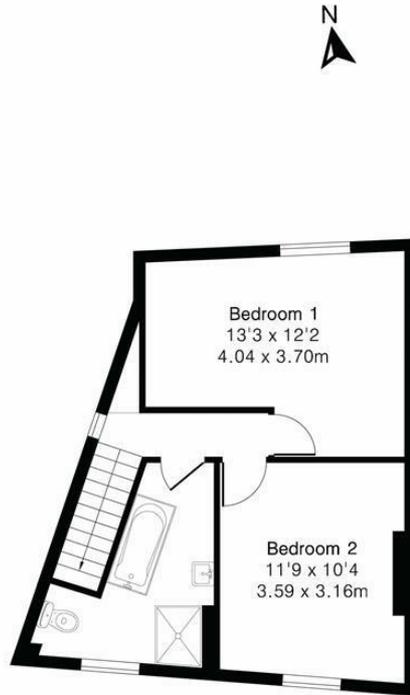
#### VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

**Approximate Gross Internal Area 974 sq ft - 90 sq m**  
Ground Floor Area 565 sq ft – 52 sq m  
First Floor Area 409 sq ft – 38 sq m



Ground Floor



First Floor

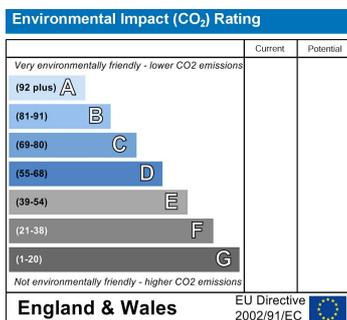
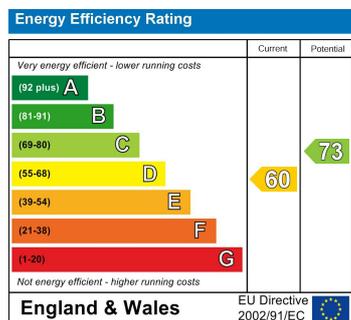


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)