



Harvest Way, Littleport, CB6 1EY

CHEFFINS

Harvest Way

Littleport,
CB6 1EY

- ** FIRST HOMES SCHEME **
- ELIGIBILITY CRITERIA APPLICABLE
- Modern Semi Detached House
- Lounge/Dining Room & Fitted Kitchen
- 2 Double Bedrooms
- Parking & Enclosed Rear Garden
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating B

****FIRST HOMES SCHEME * FIRST TIME BUYERS ONLY****

Take a look at this nearly new, end of terrace home that is available to first time buyers by application. The property price includes a 30% discount from the full value.

This immaculate home offers deceptive space from an entrance hall, ground floor cloakroom, open plan lounge / dining / kitchen that is dual aspect and provides access to the rear garden. Upstairs there are 2 double bedrooms and a bathroom.

Outside the property is a driveway providing off road parking for 2 cars to the front, and the rear offers a good size mainly laid to lawn garden with extended paved patio and gated access to the front.

This property is further benefitted from being offered for sale with NO FORWARD CHAIN!

 2  1  1

Guide Price £164,500





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,

CLOAKROOM

With low level WC, wash hand basin, radiator.

OPEN PLAN LOUNGE / DINING ROOM / KITCHEN

With double glazed French doors to rear garden, stairs to first floor with understairs storage area, 2 radiators.

Kitchen area with double glazed window to front aspect, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, breakfast bar, single oven, 4-ring gas hob with stainless steel extractor hood above and glass splashback, 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, integral fridge/freezer, integral washing machine/tumble drier, boiler cupboard.

FIRST FLOOR LANDING

Access to bedrooms & bathroom

BEDROOM 1

With double glazed window to rear aspect, built-in storage cupboard/wardrobe, access to loft, radiator.

BEDROOM 2

With 2 double glazed windows to front aspect, radiator.

BATHROOM

With 3-piece suite comprising low level WC, wash hand basin and panelled bath with shower screen, tiled splashbacks, extractor fan, radiator.

OUTSIDE

A driveway to the front provides off road parking for 2 vehicles and leads to gated pedestrian access into the rear garden which is enclosed and mainly laid to lawn with extended paved patio, slate beds and a range of shrubs. The rear garden also contains a timber garden shed.

EAST CAMBRIDGESHIRE DISTRICT COUNCIL ELIGIBILITY

East Cambridgeshire District Council Position: For Development proposals where First Homes policy is to be applied, the Council is to apply local connection criteria in addition to the standard Eligibility criteria set out in national policy.

In order to meet the Local Connection eligibility criteria, one adult within the household must demonstrate that they meet at least one of the following criteria:

- Currently residing in or have previously resided within East Cambridgeshire within the last 5 years;
- Employed/self employed and working within East Cambridgeshire;
- Have a close family connection to the district, whereby a close family member

currently lives within East Cambridgeshire;

- Armed services personnel enlisting in East Cambridgeshire.
- Key workers living or working in East Cambridgeshire;
- A local connection can be demonstrated and evidenced through special circumstances, such as to meet caring responsibilities. Relevant applications will be assessed on a case by case basis and determined at the discretion of the Council.

Definitions and qualifying criteria:

Residence

This will be the primary residence of applicants and will include, living with parents, in rented accommodation and those in employment-based accommodation.

Employment

Applicants must currently be employed within East Cambridgeshire for a minimum of 16 hours per week, and must have held this employment for at least 6 months prior to the expected First Homes completion date. If the employer's registered address is not in East Cambridgeshire but your usual place of employment is, this must be evidenced by the employer.

Self-employment

In order to accrue local self-employment points applicants must provide evidence that they have traded from an address in East Cambridgeshire for at least 12 months prior to the expected First Homes completion date.

Key worker

Key workers are defined as:

- nurses and other NHS staff,
- teachers in schools and in further education or sixth from colleges,
- childcare workers in pre-schools and nursery schools,
- police officers,
- prison service and probation service staff,
- social workers, education psychologists, planners and occupational therapists employed by local authorities,
- whole time junior fire officers and retained fire fighters,
- care workers, and
- serving members of the armed forces

Key workers must be employed or living in East Cambridgeshire (see above definitions) to be eligible.

Retiring Member of Armed Forces

These are applicants who have retired from the Armed Forces in the 5 years prior to the expected First Homes completion date and are enlisted from an address in East Cambridgeshire. Applicants must be able to show a discharge certificate or similar document.

Close family

Close family is defined as spouse, civil partner, parent, child, sibling, step-parent, step-child, step-sibling, grandparent, or grandchild.

'Year' for the purpose of length of residence

The length of residence for both applicants and close family will be calculated using the expected completion date of the First Homes. Length of residence will be rounded to the nearest year, with any length of time over 6 months being rounded up to one full year.

NATIONAL FIRST HOMES ELIGIBILITY CRITERIA

First Homes Eligibility Criteria:

National requirements stipulate that First Homes must be prioritised for first-time buyers (as defined in paragraph 6 of schedule 6ZA of the Finance Act 2003 for the purposes of Stamp Duty Relief for first-time buyers) and not be sold to any household with a combined annual income of more than £80,000.

Local authorities may apply additional criteria at a local level such as particular local connection requirement based on work or current residency.

In recognition of the unique nature of their circumstances, members of the Armed Forces, the divorced or separated spouse or civil partner of a member of the Armed Forces, the spouse or civil partner of a deceased member of the Armed Forces (if their death was caused wholly or partly by their service) or veterans within five years of leaving the Armed Forces should be exempt from any local connection testing restrictions.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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 £164,500

Tenure - Freehold

Council Tax Band - B

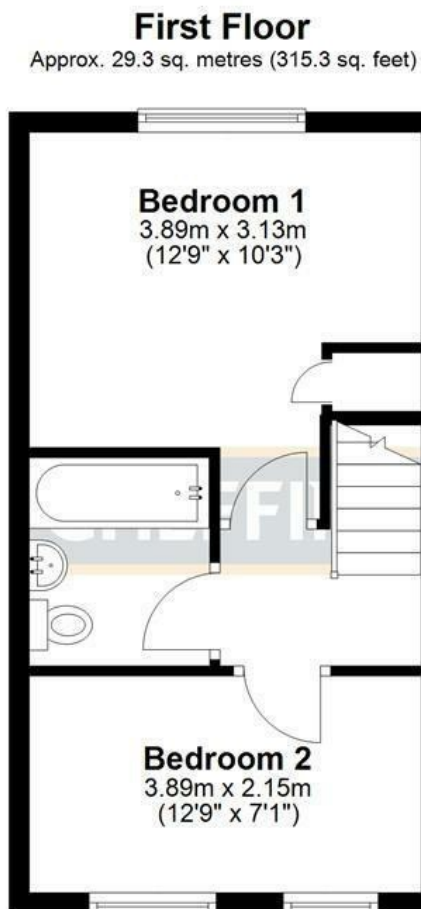
Local Authority - East Cambs District Council

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.



Total area: approx. 58.5 sq. metres (630.2 sq. feet)

