



Sandys Crescent, Littleport, CB6 1LP

CHEFFINS

Sandys Crescent

Littleport,
CB6 1LP

- Semi Detached Bungalow
- 2 Bedrooms
- Modernisation Required
- Off Road Parking & Garage
- Rear Garden with Field Views
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

Cheffins offer to the market this deceptively spacious semi detached bungalow located in the popular Town of Littleport.

The property comprises of entrance hall, lounge providing access into the rear garden, kitchen, 2 good size bedrooms and a shower room

Outside the property to the front there is a gavelled garden and driveway providing off road parking for 2 cars leading to a single garage, whilst the rear offers a mainly laid to lawn garden with paved patio and further enjoys field views to the rear.

The property benefits from being offered for sale with no upward chain and is available to view by appointment only.

2 1 1

Guide Price £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.

ENTRANCE HALL

With door to side, radiator, built-in storage cupboard.

LOUNGE

With patio doors to the rear providing access into the garden, radiator.

KITCHEN

Fitted with a range of matching base and wall units, cupboards and drawers with worksurfaces over, 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, single oven, 4-ring electric hob with extractor hood over, radiator, window to rear door to rear.

BEDROOM 1

With window to front, radiator

BEDROOM 2

With window to front, radiator,

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, window to side, towel rail, airing cupboard housing hot water tank.

OUTSIDE

There is a gravelled frontage with driveway to the side providing parking for 2 cars and leading up to a single garage. The garage has a door to rear providing access into the rear garden, power and light connected and electric roller door to front.

The rear garden is mainly laid to lawn with paved patio and enjoying field views to rear.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

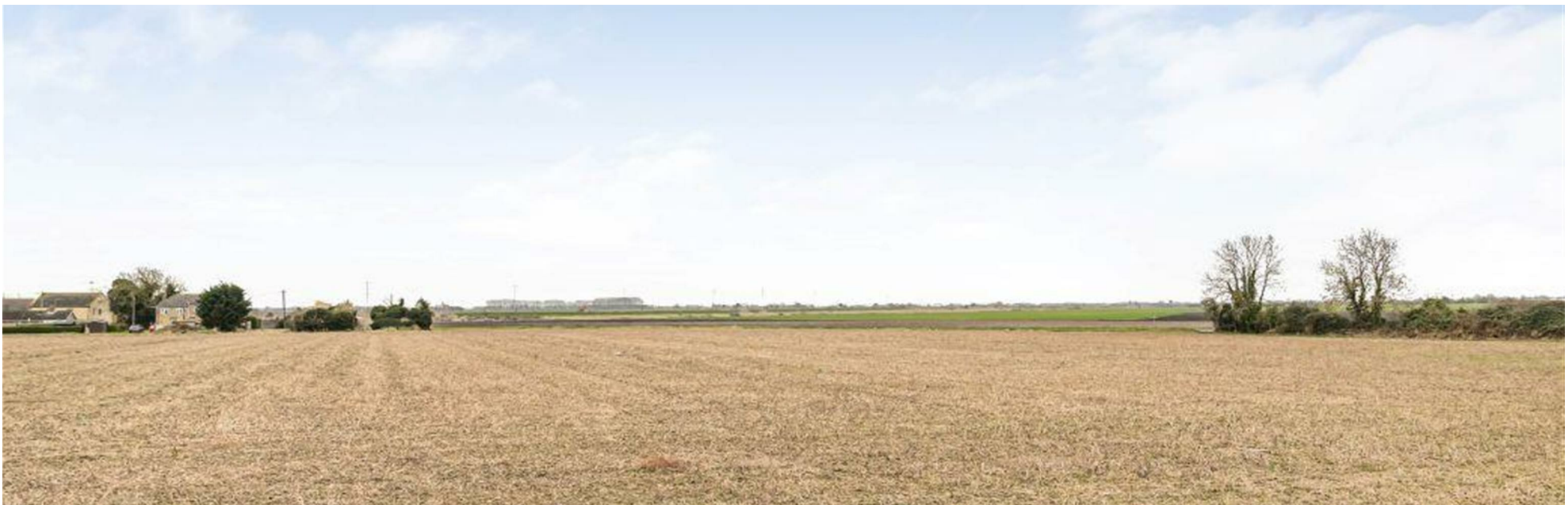


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



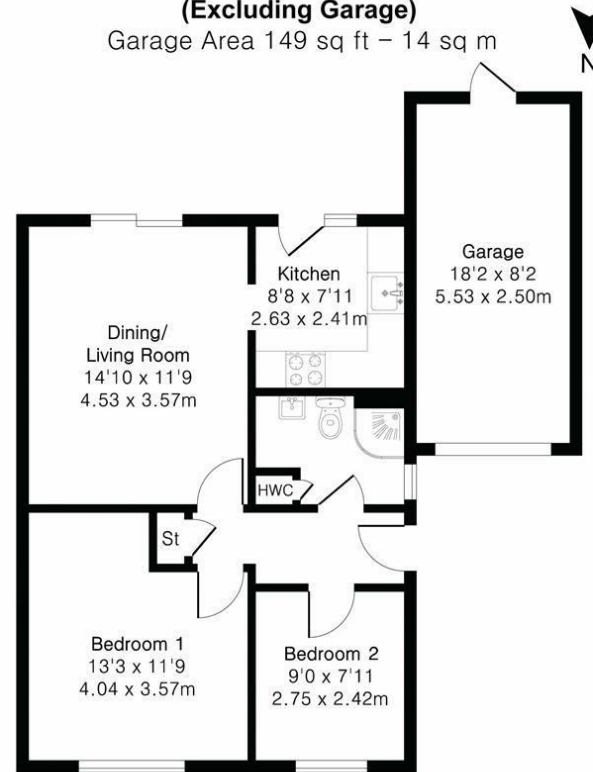
Guide Price £210,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – East Cambs District Council





**Approximate Gross Internal Area 573 sq ft - 53 sq m
(Excluding Garage)**

Garage Area 149 sq ft - 14 sq m



Ground 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.

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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.



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