



Ten Mile Bank, Littleport, CB6 1EE

**CHEFFINS**

# Ten Mile Bank

Littleport,  
CB6 1EE

3 2 1

**Guide Price £350,000**

- Subject to an Agricultural Occupancy Condition
- 3 Bedroom Detached Bungalow
- Driveway and Garage
- Large Plot
- Freehold / Council Tax Band C / EPC Rating E

PLEASE NOTE THE PROPERTY IS SOLD SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION.

An established detached bungalow situated on a large plot extending to approximately 0.37 acres.

The property has accommodation comprising an entrance hall, living room with dining area, kitchen, conservatory, three bedrooms, ensuite and family bathroom together with extensive driveway, garage and lawned garden.





## LOCATION

The property is situated off Ten Mile Bank approximately 1.2 miles north east of Littleport. 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, multiscreen 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.

## KITCHEN

14'1" x 12'2"  
with a range of oak finished wall and base units, internal hob and separate oven and two storage cupboards.

## LIVING ROOM

19'10" x 13'4"  
with fireplace, shelved alcove, TV point, down lights and a bay window.  
The living room is open to

## DINING AREA

10'11" x 10'1"  
with down lights and patio doors to garden.

## CONSERVATORY

10'1" x 5'6"  
Constructed as a lean-to of timber frame construction on dwarf brick walls with an external door and plumbing for washing machine.  
The conservatory is accessed from the kitchen.

## HALLWAY

11'3" x 5'5"

## MASTER BEDROOM AND ENSUITE

14'7" x 10'6" + 7'6" x 4'9" + 9'4" x 5'0"  
Ensuite with walk in shower, low level WC, basin and storage cupboards.

## BATHROOM

9'5" x 5'10"  
with a panel bath with shower over, low level WC, towel rail and basin in vanity unit.

## PASSAGE

14'3" x 2'8"  
with cylinder cupboard.

## BEDROOM 2

11'10" x 10'0"  
with built in cupboard, TV point and speaker system.

## BEDROOM 3

10'4" x 9'6"  
with central heating radiator.

## SERVICES

The property is connected to mains water and electricity. Drainage is to a private drainage system within the boundaries of the property.

The property is fitted with an oil fired central heating system with radiators throughout the property. The boiler is installed externally with an oil tank.

## ACCESS AND GROUNDS

The property is accessed directly off Ten Mile Bank.

To the front of the property is a loop gravelled driveway and timber garage measuring 7.01m x 4.00m. To the rear the property is a semi enclosed garden laid to lawn with a garden store of insulated panel construction on a concrete plinth and a pair of timber garden sheds.

## GENERAL REMARKS AND STIPULATIONS

### RESTRICTIONS

The property is subject to an Agricultural Occupancy Condition imposed by the local planning authority. The wording of the planning condition states:-

The occupation of the dwelling shall be limited to a persons employed locally in agricultural as defined in Section 290(1) of the Town and Country Planning Act 1971 or in forestry, and the dependants of such persons.

### TENURE AND POSSESSION

Freehold with vacant possession on completion.

### OUTGOINGS

The property is in Council Tax Band C.

The property has an EPC rating of E.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

## VAT

The property is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

## LOCAL AUTHORITY

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE.

## VIEWINGS/ ENQUIRIES AND FURTHER INFORMATION

Viewings are strictly by appointment with the Selling Agents.

For further information please contact Edward Tabner (01353) 654922 or Andrew Amey (01353) 654919.

## POSTCODE AND WHAT3WORDS

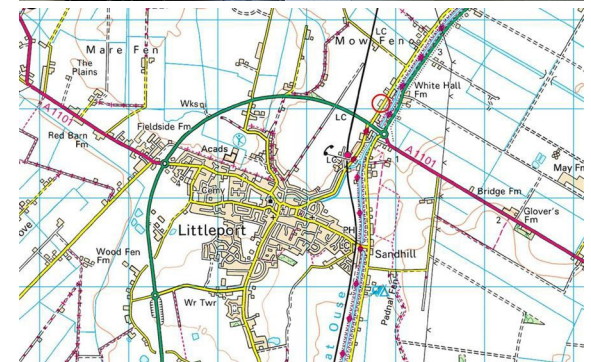
The residential postcode is CB6 1EE.  
what3words: ///tadpoles.declines.hush

## ANTI-MONEY LAUNDERING REGULATIONS

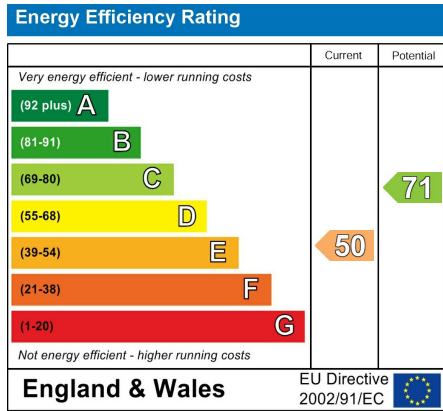
Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

## AGENTS NOTES

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





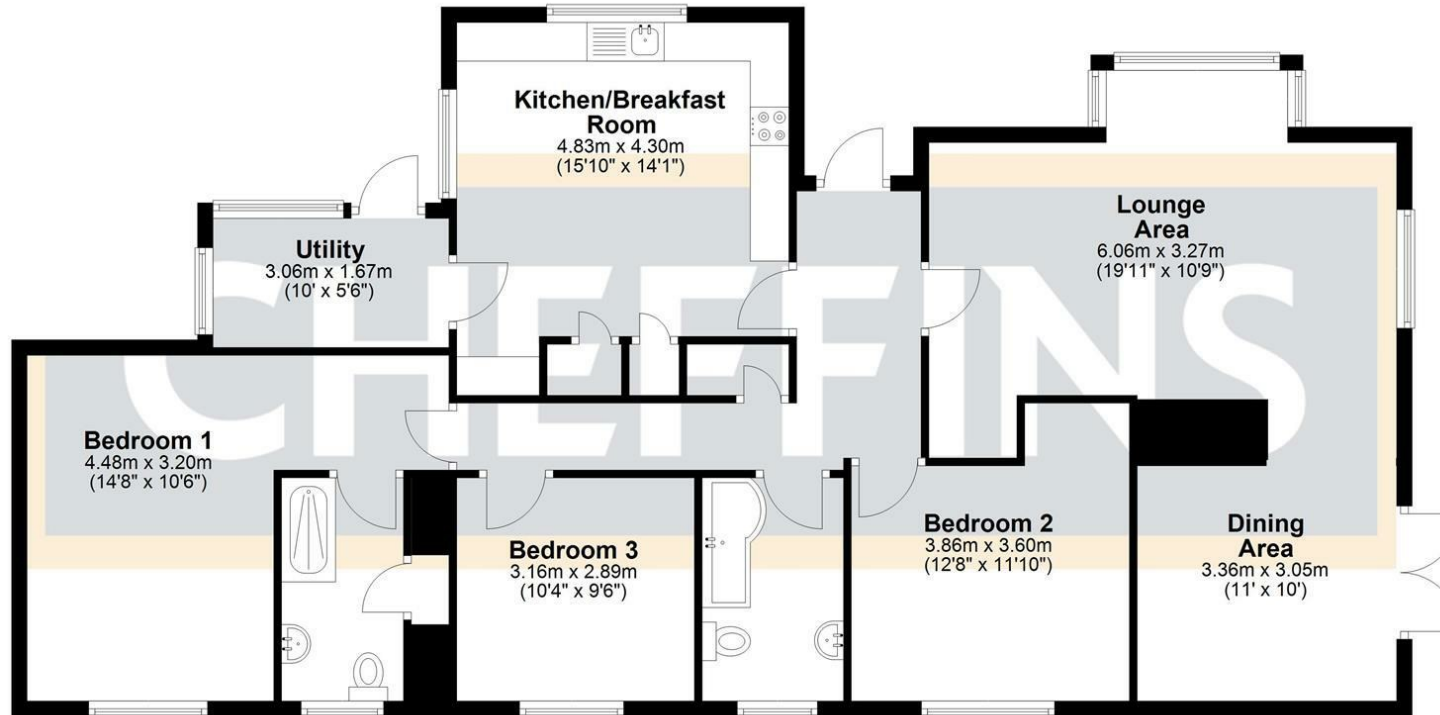


Guide Price £350,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority -



**Ground Floor**

Approx. 126.6 sq. metres (1362.3 sq. feet)



Total area: approx. 126.6 sq. metres (1362.3 sq. feet)

[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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

