



Ashley Gardens, Littleport, CB6 1PD

CHEFFINS

Ashley Gardens

Littleport,
CB6 1PD

- Modern Refurbished End Of Terrace Home
- 2 Double Bedrooms
- Refitted Kitchen & Shower Room
- 2 Off-Road Parking Spaces
- Landscaped Rear Garden
- Freehold / Council Tax Band A / EPC Rating D

Cheffins offer to the market this beautifully presented and modern 2 bedroom end of terrace home located in the village of Littleport.

The property offers an entrance hall, refitted kitchen with integrated appliances, lounge diner that leads through to the rear garden, 2 double bedrooms and refitted bathroom completing the internal accommodation. Outside the property benefits with a front garden with mature trees and shrubs with a path leading to the front door whilst the rear offers a landscaped, low maintenance garden with raised flower beds, seating area and paved patio.

To fully appreciate this stunning home, an early viewing is highly recommended.



Guide Price £230,000





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 HALLWAY

With door to front, stairs rising to first floor, radiator.

KITCHEN

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, integral slimline dishwasher, four-ringed induction hob with extractor hood over, integral washing machine, integral fridge/freezer, sink with mixer tap over, window to front.

LIVING ROOM

With French doors leading to rear garden, radiator, understairs storage cupboard.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With window to rear, radiator.

BEDROOM 2

With two windows to front, radiator, airing cupboard housing the hot water tank.

BATHROOM

Refitted with a three-piece suite comprising low level WC and wash hand basin in vanity unit, shower cubicle, window to side, heated towel rail, extractor fan.

OUTSIDE

The front offers a small garden with selection of trees and plants with path leading to front door, alleyway to side of property with gated access to the

landscaped rear garden with artificial grass, raised flower beds, seating area and paved patio section to rear. The property also benefits with two off-road parking spaces.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		88
(71-81) B		
(59-80) C		
(51-58) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £230,000

Tenure - Freehold

Council Tax Band - A

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>.

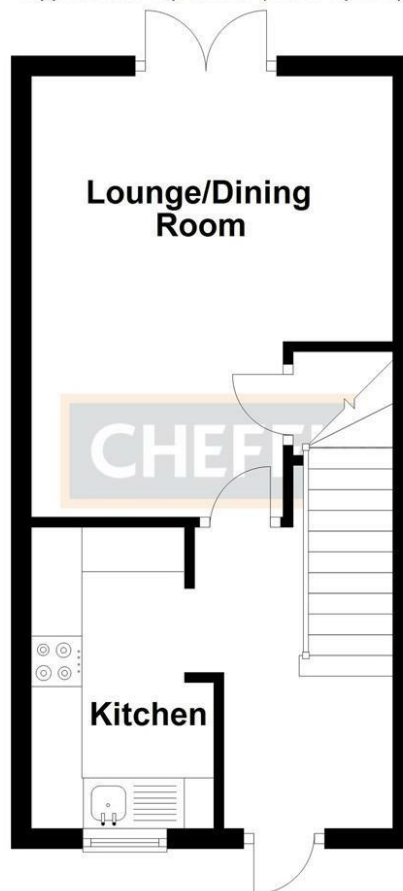
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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

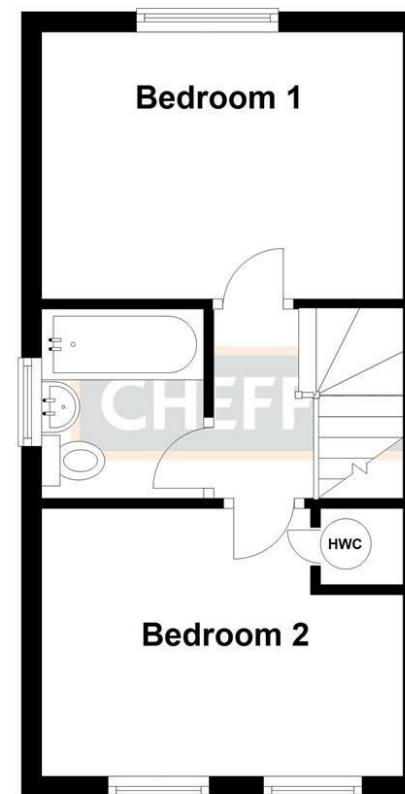
Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.4 sq. feet)



Total area: approx. 52.9 sq. metres (569.8 sq. feet)



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