



New Road, Littleport, CB6 1PX

**CHEFFINS**

## New Road

Littleport,  
CB6 1PX

- Period terraced home
- Renovation required
- 2 Double Bedrooms
- Lounge and Dining room
- Kitchen/Breakfast room
- No Upward Chain
- CASH PURCHASERS ONLY
- FREEHOLD / COUNCIL TAX A / EPC TBC

A period terraced home requiring renovation and offered for sale with no upward chain. Comprises Lounge, separate Dining Room, Kitchen/Breakfast room, 2 double Bedrooms and Bathroom together with front garden providing scope for creating off street parking and a long rear garden backing on to farmland. CASH BUYERS ONLY

2 1 2

**£140,000**





## 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

## **LOUNGE**

Door and double glazed window to front aspect, fitted gas fire with brick surround, radiator.

## **INNER HALL**

With stairs for first floor.

## **DINING ROOM**

With understairs storage cupboard, double glazed window to rear aspect, radiator.

## **KITCHEN / BREAKFAST ROOM**

With door to rear garden, double glazed window to both side and rear aspects, base level storage units, worksurfaces and drawers, stainless steel sink unit and drainer, electric oven and hob, radiator.

## **FIRST FLOOR LANDING**

With access to loft.

## **BEDROOM 1**

Two double glazed windows to front aspect, built in cupboard, radiator.

## **BEDROOM 2**

Double glazed window to rear aspect, radiator.

## **BATHROOM**

With low level WC, pedestal handwash basin, bath with electric shower above, double glazed window to rear aspect, radiator.

## **OUTSIDE**

To the front of the property there is an open plan garden which offers scope for creating off street parking. A pedestrian right of way leading to the rear of neighbouring properties leads to a good sized rear garden which backs on to farmland. The garden is a combination of paving, a pond and an area suitable for a vegetable patch.

## **AGENTS NOTE**

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

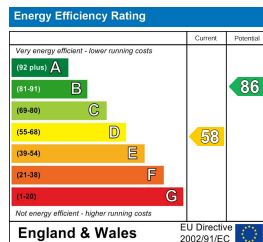
Please note, part of the kitchen is single skin brick.

We are advised there is dry rot present at the property which we understand makes the property ineligible for purchase with a mortgage. Cash purchasers are therefore being sought. Purchasers should make their own enquiries in this respect.

## **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





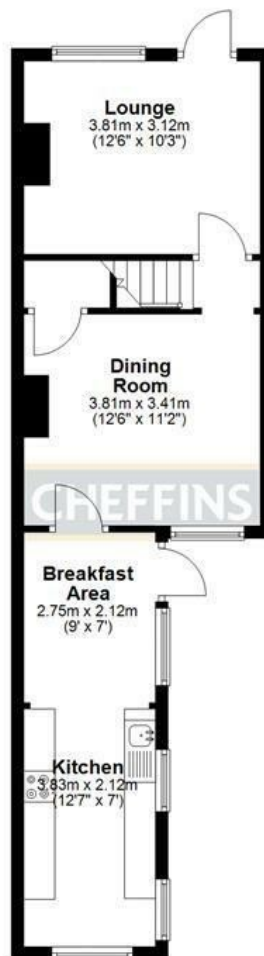
£140,000

Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambs District Council

**Ground Floor**  
 Approx. 43.0 sq. metres (462.5 sq. feet)



**First Floor**  
 Approx. 34.4 sq. metres (370.8 sq. feet)



Total area: approx. 77.4 sq. metres (833.3 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

