



Chamberlain Fields, Littleport, CB6 1FJ

**CHEFFINS**

## Chamberlain Fields

Littleport,  
CB6 1FJ

- Two Bedroom end terrace
- Kitchen / Breakfast room
- Walking distance to local amenities and primary school
- South facing Garden
- FREEHOLD / COUNCIL TAX B / EPC TBC

Offering to the market this well presented, end terraced, 2 bedroom home, located in the popular town of Littleport.

Accommodation includes kitchen/breakfast room, lounge, cloakroom, 2 bedrooms and family bathroom. Outside there is an enclosed rear garden and 2 parking spaces.

2 1 1

**£225,000**





## 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

## LIVINGROOM

With entrance door, double glazed window to the front, stairs rising to the first floor, radiator, laminated flooring and wall mounted fuse board. Door leading to..

## CLOAKROOM

With extractor fan, low level WC, wash hand basin with separate taps and tiled splashback, radiator, tiled flooring.

## KITCHEN / BREAKFAST ROOM

With double glazed windows to the rear, french doors leading to the garden, wall mounted boiler, wall and base matching units with integrated 4 ring gas hob, integrated oven, stainless steel overhead extractor fan, space for fridge freezer and washing machine, radiator, tiled flooring.

## FIRST FLOOR LANDING

With radiator, door to..

## BEDROOM 1

With double glazed window to the rear, radiator.

## BEDROOM 2

With double glazed window to the front, loft hatch and radiator.

## FAMILY BATHROOM

With extractor fan, side panelled bath tub

with overhead shower, low level WC, wash hand basin with separate taps, tiled splashback surrounding, radiator and tiled flooring.

## OUTSIDE

At the front of the property there are picket fences and gravelled stone laid front garden. The rear garden is enclosed with wooden fence panels and brick wall, patio area and raised decking, laid lawn, timber frame shed and rear gated access leading to the two parking spaces at the property.

## AGENTS NOTE

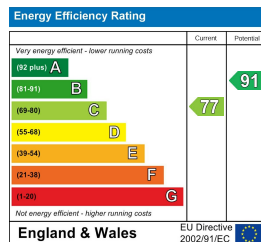
We understand there is a service charge payable in respect of the upkeep of communal areas in the sum of £287.00 per annum.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







£225,000

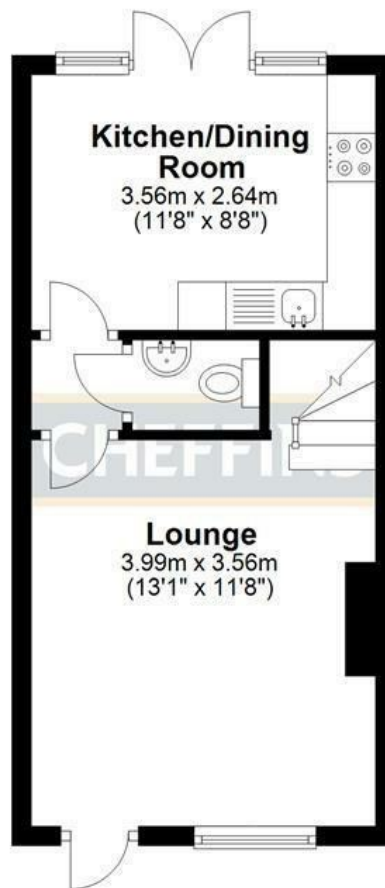
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

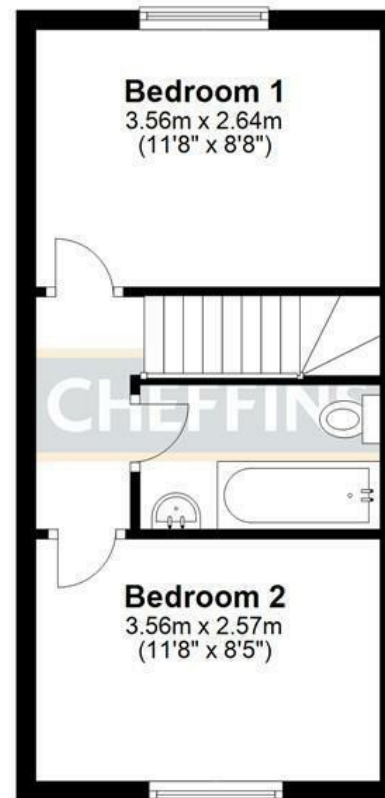
## Ground Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



## First Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



Total area: approx. 55.4 sq. metres (596.0 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](http://cheffins.co.uk)



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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.