



Fishers Bank, Littleport, CB6 1LN

CHEFFINS

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Littleport,
CB6 1LN

3 2 1

Guide Price £259,950

- 3-Storey Townhouse
- 3 Good Size Bedrooms (Ensuite to Master)
- Open Plan Lounge/Kitchen/Dining Room
- Enclosed Rear Garden
- Off Road Parking & Single Garage
- Freehold / Council Tax Band C / EPC Rating C

Cheffins is delighted to offer to the market this well presented 3 bedroom townhouse located in the popular Town of Littleport.

The property offers 3-storey accommodation and comprises entrance hall, ground floor cloakroom, open plan lounge/kitchen/dining room that also provides access into the rear garden, 3 good size bedrooms split over 2 floors, bedroom 1 having an ensuite, together with a family bathroom on the first floor to complete the internal accommodation.

Outside the property to rear there is a mainly laid to lawn garden with decked patio and timber outdoor office, together with off road parking for 2 cars and a single garage.

To arrange a viewing please contact us today.





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 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 front, stairs leading to the first floor, radiator.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral dishwasher, integral single oven, 4-ring hob with extractor hood over, integral microwave, plumbing for washing machine, window to front, doors to rear providing access into the rear garden.

CLOAKROOM

With 2-piece suite comprising low level WC and wash hand basin, radiator, window to front.

FIRST FLOOR LANDING

With built-in storage cupboards and stairs to the second floor.

BEDROOM 2

With window to front, walk-in wardrobe, radiator.

BEDROOM 3

With window to rear, radiator.

BATHROOM

Fitted with a 3-piece comprising low level WC

and wash hand basin in vanity unit and panelled bath with shower over and screen, heated towel rail, extractor fan.

SECOND FLOOR LANDING

With skylight to rear.

BEDROOM 1

With window to front, radiator, built-in wardrobes, access to loft.

ENSUITE

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle, radiator, skylight to rear, shaver socket.

OUTSIDE

There is a small garden to front with path to the front door. To the rear there is off road parking for 2 cars and access to a single garage with power and light connected and an up and over door.

The rear garden is mainly laid to lawn with decked patio and offers a timber outdoor office.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Guide Price £259,950
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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	



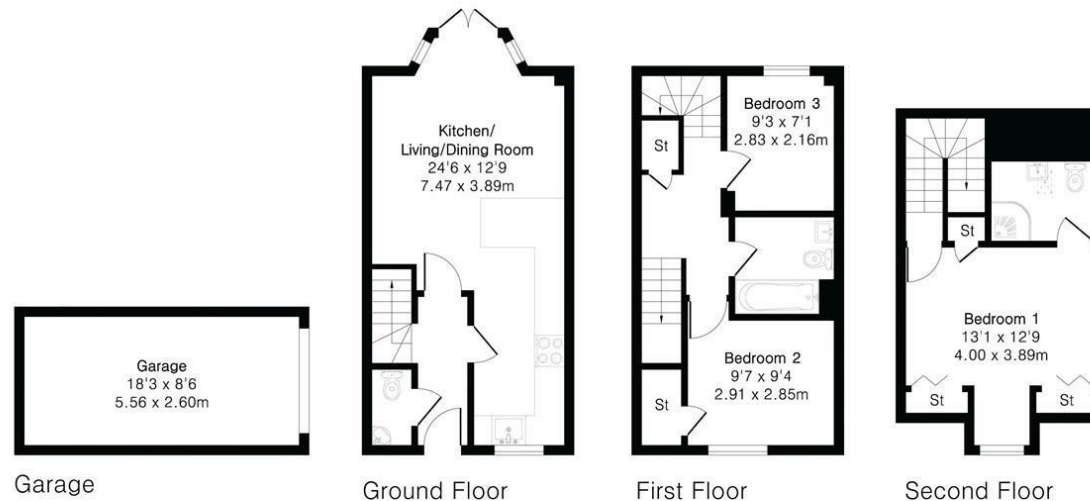
**Approximate Gross Internal Area 897 sq ft - 83 sq m
(Excluding Garage)**

Ground Floor Area 327 sq ft – 30 sq m

First Floor Area 313 sq ft – 29 sq m

Second Floor Area 257 sq ft – 24 sq m

Garage Area 156 sq ft – 14 sq m



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.

CHEFFINS

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

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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