

Meadow Court, Littleport, CB6 1LQ

CHEFFINS

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Littleport,
CB6 1LQ

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Guide Price £230,000



- No Onward Chain
- 3 Bedroom Semi Detached House
- Off-Road Parking & Single Garage
- Kitchen / Dining Room
- Freehold / Council Tax Band B / EPC Rating TBC

** NO ONWARDS CHAIN **

Cheffins offer to the market this deceptively spacious 3 bedroom semi detached house located in the village of Littleport.

The property comprises of an entrance porch, entrance hall, living room, kitchen/dining room providing access to the garden together with 3 good sized bedrooms and bathroom to the first floor. Outside, there is a off-road parking for 2 vehicles leading to a single garage whilst the rear offers a mainly laid to gravel garden with flowers and plants inset.

Viewings are by appointment only.









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

FRONT PORCH

With door to side, radiator, window to front. Door leading to...

HALLWAY

With stairs rising to first floor.

LIVING ROOM

With window to front, radiator. Opening leading to...

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for single oven, stainless steel sink with mixer tap over, wall mounted boiler, radiator, door to side and rear.

FIRST FLOOR LANDING

With loft hatch, airing cupboard housing the hot water tank.

BEDROOM 1

Window to front, radiator, built-in wardrobes

BEDROOM 2

With window to rear, radiator, bult-in wardrobe.

BEDROOM 3

With window to front, radiator, over stairs storage cupboard.

BATHROOM

Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, side panelled bath with shower over, window to rear, radiator.

OUTSIDE

To the front is a gravelled front with driveway providing off-road parking for tow vehicle leading to a single garage with up and over door, power and light connected, door and window to rear.

To the rear is a mainly laid to gravelled garden with inset plants, tress and shrubs.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



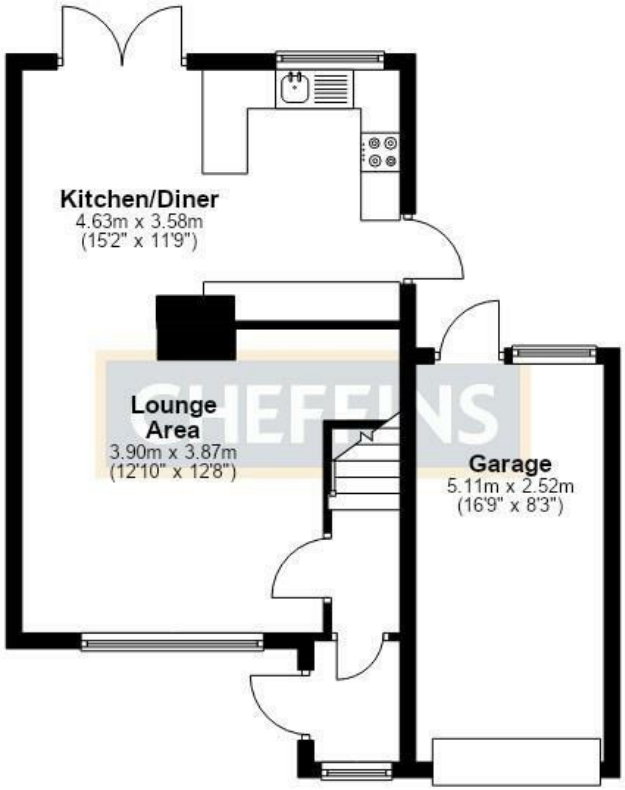






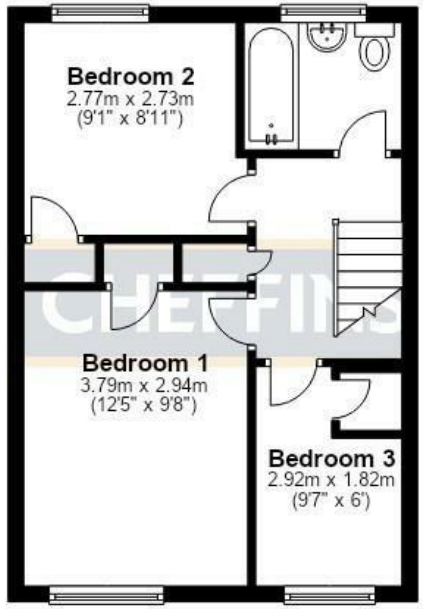
Ground Floor

Approx. 49.7 sq. metres (535.3 sq. feet)

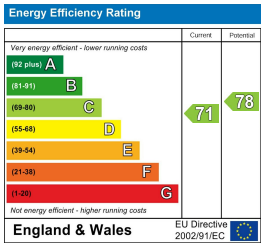


First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 sq. feet)



Guide Price £230,000

Tenure - Freehold

Council Tax Band - B

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.