



Poppy Close, Littleport, CB6 1FZ

**CHEFFINS**

## Poppy Close

Littleport,  
CB6 1FZ

- 50% Shared Ownership
- Semi Detached House
- 2 Double Bedrooms
- Living Room & Kitchen/Dining Room
- Enclosed Garden to Rear
- 2 Parking Spaces
- Ideal First Time Purchase
- Leasehold / Council Tax Band B / EPC Rating B

Cheffins are pleased to market this well presented semi detached home being offered for sale on a 50% shared ownership basis.

Accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, 2 bedrooms and bathroom, together with 2 parking spaces and enclosed rear garden.

Ideal First Time Purchase.



**Guide Price £110,000**





## 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 HALL

With front entrance door, laminate flooring, stairs rising to the first floor, storage cupboard, radiator. Door to:

## KITCHEN / DINER

Fitted with a range of wall and base units with worktop space, integrated stainless steel sink with mixer tap, integrated 4-ring induction hob, oven, overhead stainless steel extractor hood and splashback, wall mounted boiler, space for fridge/freezer, washing machine and dishwasher, tiled flooring, radiator.

## LIVING ROOM

With double glazed window to rear, French doors leading into the garden, radiator, understairs storage cupboard.

## CLOAKROOM

With opaque glazed window to front, low level WC, wash hand basin with mixer tap and tiled splashback, radiator, tiled flooring, extractor fan.

## FIRST FLOOR LANDING

With double glazed window to rear, loft hatch, built-in storage cupboard.

## BEDROOM 1

With double glazed window to front, built-in wardrobes, radiator.

## BEDROOM 2

With double glazed window to front, built-in wardrobe, radiator.

## BATHROOM

With opaque double glazed window to rear, side panelled bath with tiled splashback, wash hand basin with mixer tap and tiled splashback, low level WC, tiled flooring.

## OUTSIDE

The property has 2 parking spaces to the front.

The garden is fully enclosed by wooden fence panels with lawned area, patio area and raised decking to the rear. There is also side gated access.

## TENURE

Leasehold. We understand the original 150 year lease commenced on the 24th June 2018.

## AGENT NOTES

This property is restricted to 80% maximum ownership.

Monthly Rent - £365.10

Monthly Service Charge - £40.77

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 95        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Guide Price £110,000

Tenure - Leasehold

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.

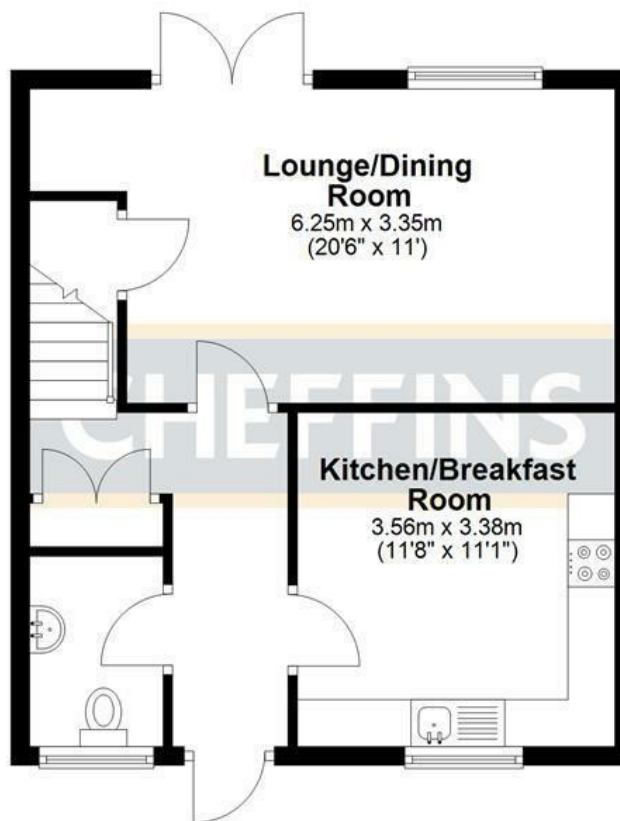
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.

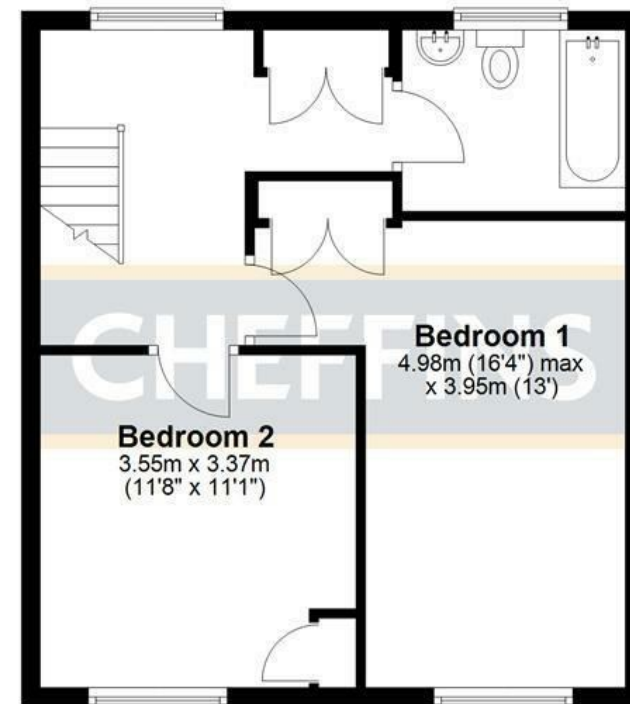
## Ground Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)



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