Fishers Bank, Littleport, CB6 1LN

CHEFFINS

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Littleport,
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Guide Price £290,000

- No Forward Chain
- 4 Bedroom Semi Detached Home
- 2 Reception Rooms
- Utility Room
- Bedroom 1 With Ensuite
- Good Sized Rear Garden
- Single Garage Split In To Two Useable Sections
- Freehold / Council Tax C / EPC C

No Forward Chain

Cheffins are delighted to offer to the market this modern four-bedroom semi-detached home, situated in the popular village of Littleport.

The property offers deceptively spacious accommodation arranged over two floors and includes an entrance hall, ground floor cloakroom, lounge, separate dining room, fitted kitchen and utility room. To the first floor are four bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom completing the internal accommodation. Outside, the property features a small front garden, while the rear garden is of a good size and is mainly laid to lawn, with a paved patio area and gated access. The property further benefits from a garage which has been divided into two areas, one providing useful storage and parking, while the other could lend itself to use as a garden room or home office. There is also off-road parking for one vehicle.

The property is offered for sale with no forward chain and viewing is highly recommended.

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 door to front, stairs leading to the first floor and radiator.

CLOAKROOM
Fitted with a two piece suite comprising low level WC and pedestal wash hand basin, tiled splashbacks, extractor fan, consumer unit, window to side and radiator.

LOUNGE
With bay window to side, french doors through to the dining room and french doors also to the dining room, radiator.

DINING ROOM
With patio doors through to the rear garden, door through to kitchen and radiator.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over. one and a half bowl stainless steel sink with mixer tap over, plumbing for dishwasher, integral single oven with extractor hood over, space for fridge freezer, tiled splash backs and heated towel rail.

UTILITY ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine, space for tumble dryer and wall mounted boiler, built in storage cupboard under the stairs, radiator and door to side providing access to the garden.

FIRST FLOOR LANDING
With access to the loft and airing cupboard.

BEDROOM 1
With window to front, built in wardrobe and radiator.

ENSUITE
Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle, extractor fan, heated towel rail, shaving socket and wall mounted cupboard.

BEDROOM 2
With window to rear and radiator.

BEDROOM 3
With window to rear and radiator.

BEDROOM 4
With window to front and radiator.

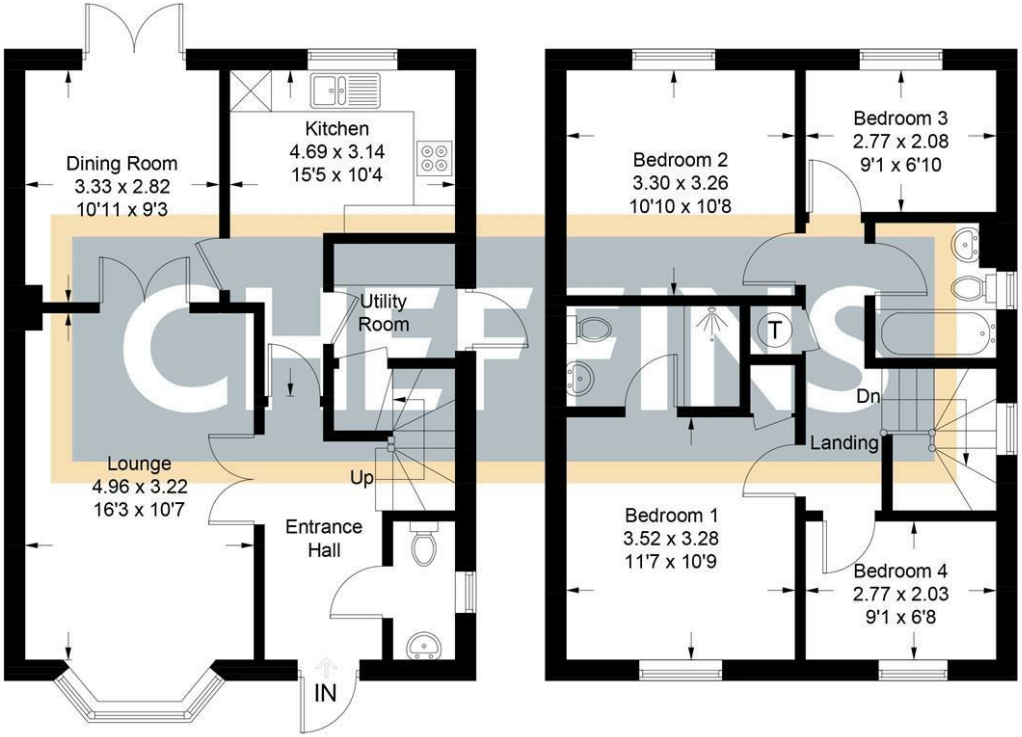
FAMILY BATHROOM
Fitted with a three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower attachment over, tiled splash backs, window to side and extractor fan.

OUTSIDE
To the front of the property is a small front garden with path leading to the property.

To the rear is a split level garden with paved patio and steps leading up to a mainly laid to lawn garden with mature plants, shrubs and trees to borders with gated access to the front and rear. Garage with up and over door split into two sections with the front used for storage and the rear has access to the garden. Off road parking to the front providing parking for one car.

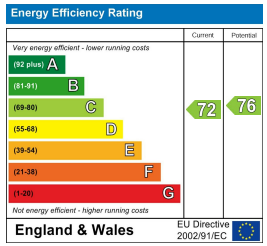
VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

Approximate Gross Internal Area
Ground Floor = 54.1 sq m / 582 sq ft
First Floor = 52.7 sq m / 567 sq ft
Total = 106.8 sq m / 1149 sq ft



Ground Floor **First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1339982)



Guide Price £290,000

Tenure - Freehold

Council Tax Band - C

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.