Main Street, Little Thetford, CB6 3HA

CHEFFINS

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Little Thetford,
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Guide Price £375,000

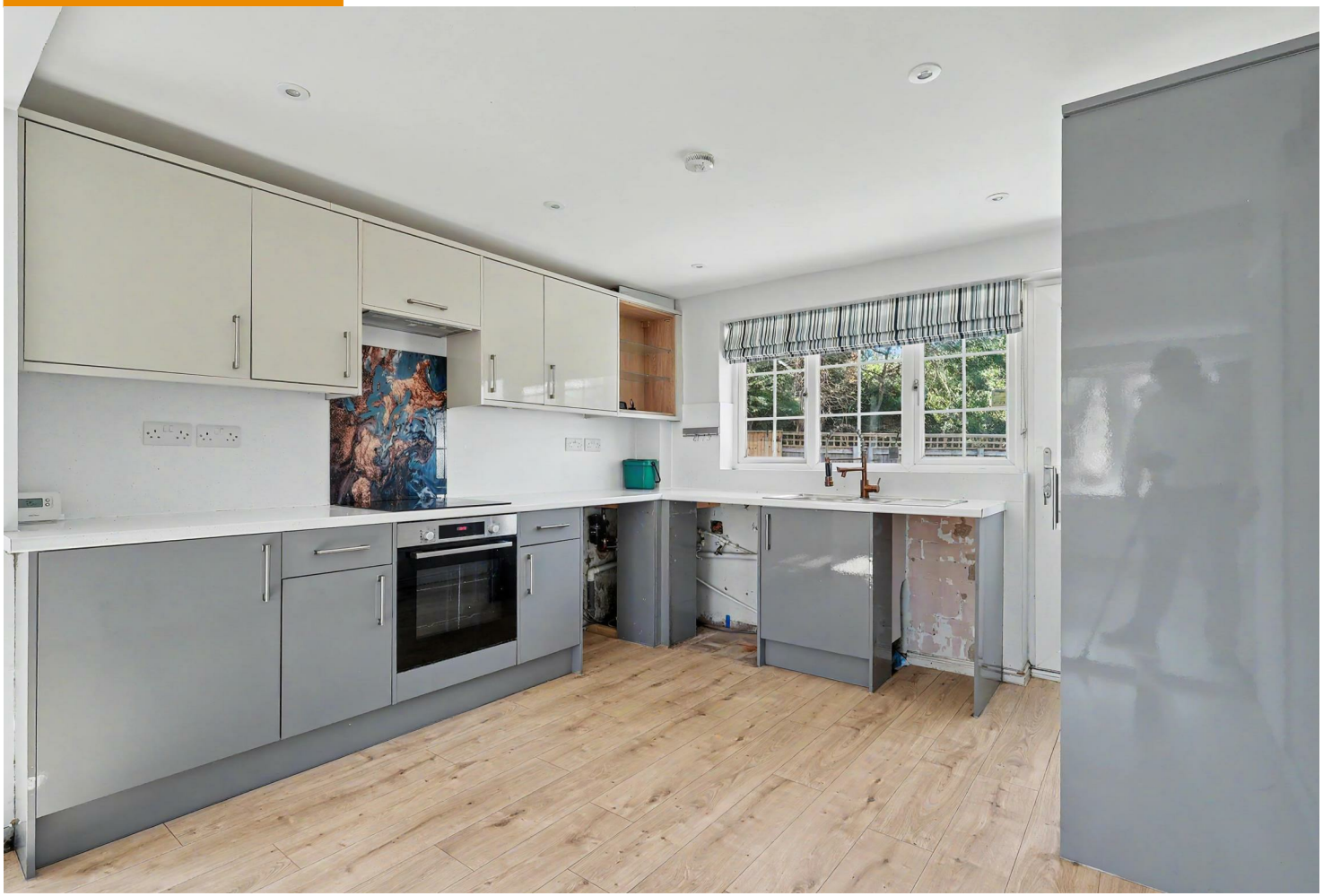
- No Forward Chain
- Detached Bungalow
- 3 Good Sized Bedrooms
- Open-Plan Living
- Front And Rear Garden
- Off-Road Parking & Garage
- Freehold / Council Tax Band D / EPC Rating D

** NO FORWARD CHAIN **

Cheffins offer to the market this deceptively spacious detached bungalow located in the village of Little Thetford.

The property offers spacious accommodation and includes an entrance hall, open-plan kitchen/living room, three good sized bedrooms and family bathroom completing the internal accommodation. Outside the property offers an enclosed front garden and driveway leading to the tandem garage, whilst the rear offers a fully enclosed garden with gated access and paved patio.

This property further benefits with no forward chain and is available to view by appointment only.



LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling, sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.

ENTRANCE HALL
With door to front, loft access, radiator.

OPEN PLAN KITCHEN / LIVING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4 ringed hob with extractor fan over, stainless steel sink with mixer tap over, plumbing for washing machine and dishwasher, space for fridge freezer, box window to front, window to side and rear, door to rear providing access to the garden.

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

BEDROOM 2
With window to rear, radiator.

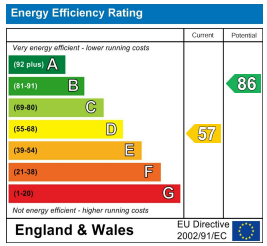
BEDROOM 3
With window to rear, radiator.

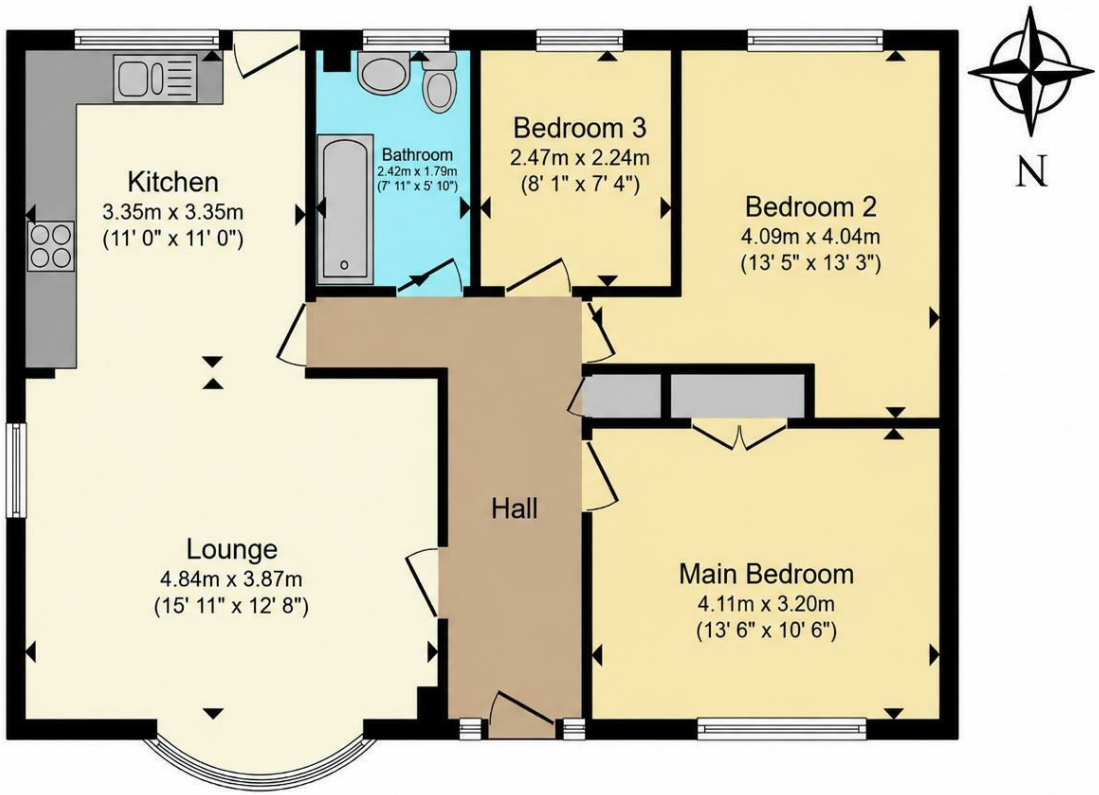
BATHROOM
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, window to rear, radiator.

OUTSIDE
To the front of the property there is a mainly laid to lawn garden enclosed by timber fencing with gated access, along with a driveway providing off-road parking for two vehicles which leads to a tandem garage with up an over door, power and light connected and a door to the rear providing access to the garden.
To the rear there is a mainly laid to lawn garden with paved patio, gated access to the front and rear, fruit trees, oil tank and external boiler.

AGENTS NOTE
We have been advised that the land in front of the property is owned by the Council and we are of the understanding that an application can be made for a licence for the use of this land.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





Total floor area 79.3 m² (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Guide Price £375,000

Tenure - Freehold

Council Tax Band - D

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.