Elmside, Littleport, CB6 1LJ

CHEFFINS

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Littleport,
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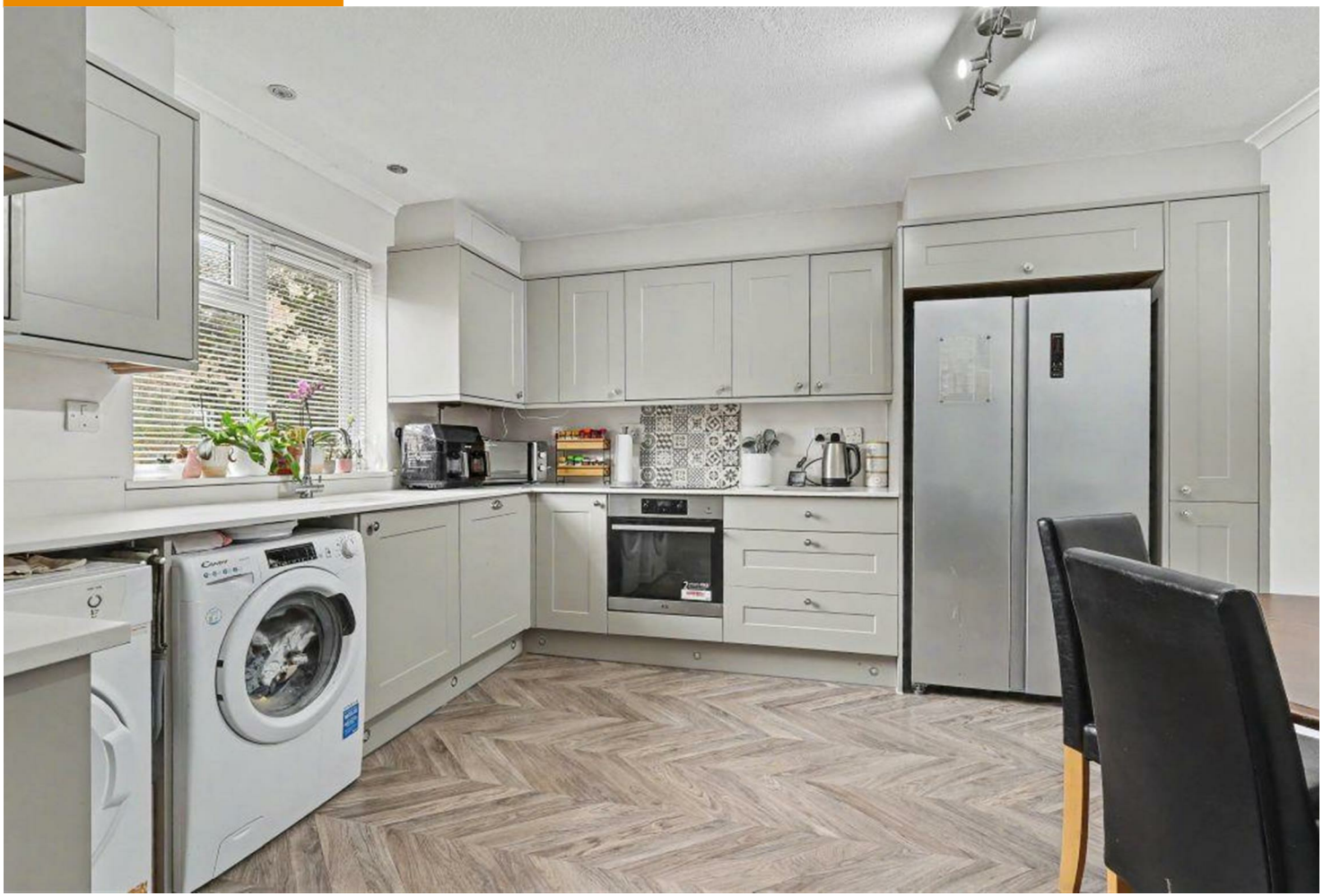
Offers In Excess Of £180,000

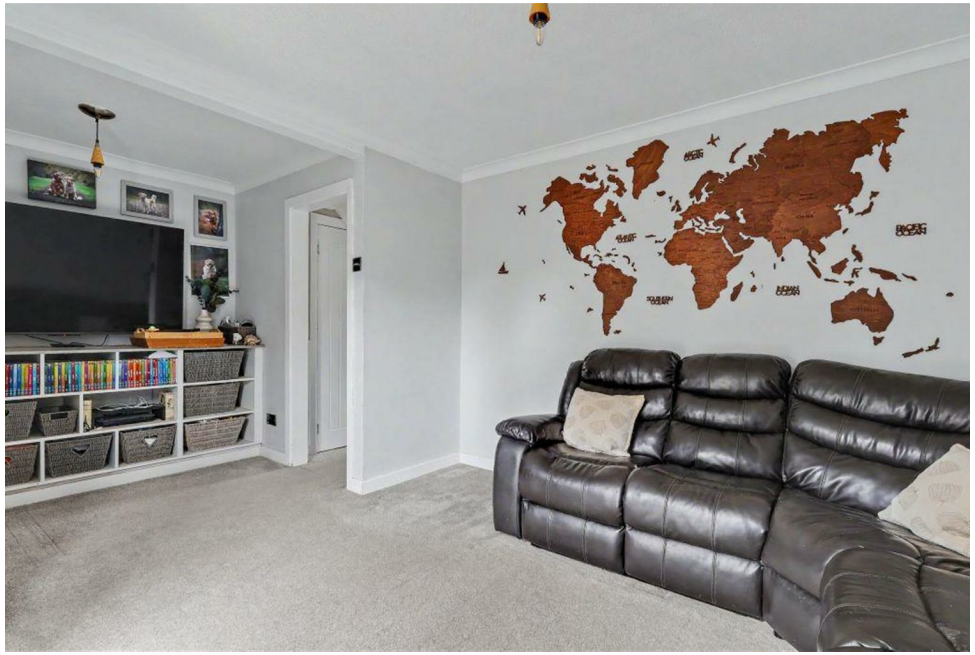
- Two Bedroom Mid-Terrace House
- Refitted Kitchen
- Refitted Bathroom
- Good Sized Rear Garden
- Allocated Offroad Pakring
- Close To Local Schools & Amenities
- Freehold / Council Tax Band B / EPC Rating C

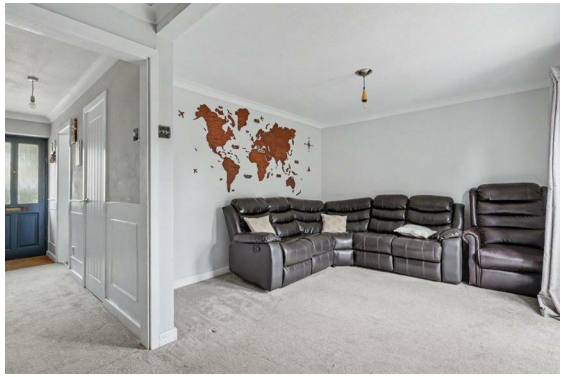
Cheffins are pleased to market this well-presented two bedroom mid-terrace, ex local authority home located close to the local primary school and amenities in the popular village of Littleport.

The property offers deceptively spacious accommodation to include an entrance hall, refitted kitchen/dining room, lounge to rear with door providing access to the garden, two double bedrooms and a refitted bathroom completing the accommodation. Outside there is a low maintenance front garden with path to front door, allocated parking space whilst the rear offers a low maintenance, artificial grass rear garden with paved patio, brick built shed and gated access.

To fully appreciate what's on offer or 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 HALLWAY
With door to front, stairs rising to first floor, window to front, storage cupboard, understairs storage cupboard.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral oven, four-ringed hob, integral dishwasher, space for American style fridge/freezer, wall mounted boiler, plumbing for washing machine, space for tumble dryer, radiator, window to front.

LIVING ROOM
With fitted TV unit, radiator, door to rear providing access to the garden.

FIRST FLOOR LANDING
With loft access to a part-boarded loft, airing cupboard housing the hot water tank, over stairs storage cupboard.

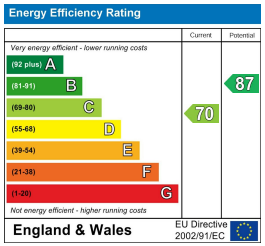
BEDROOM 1
With window to front, built-in wardrobes, radiator.

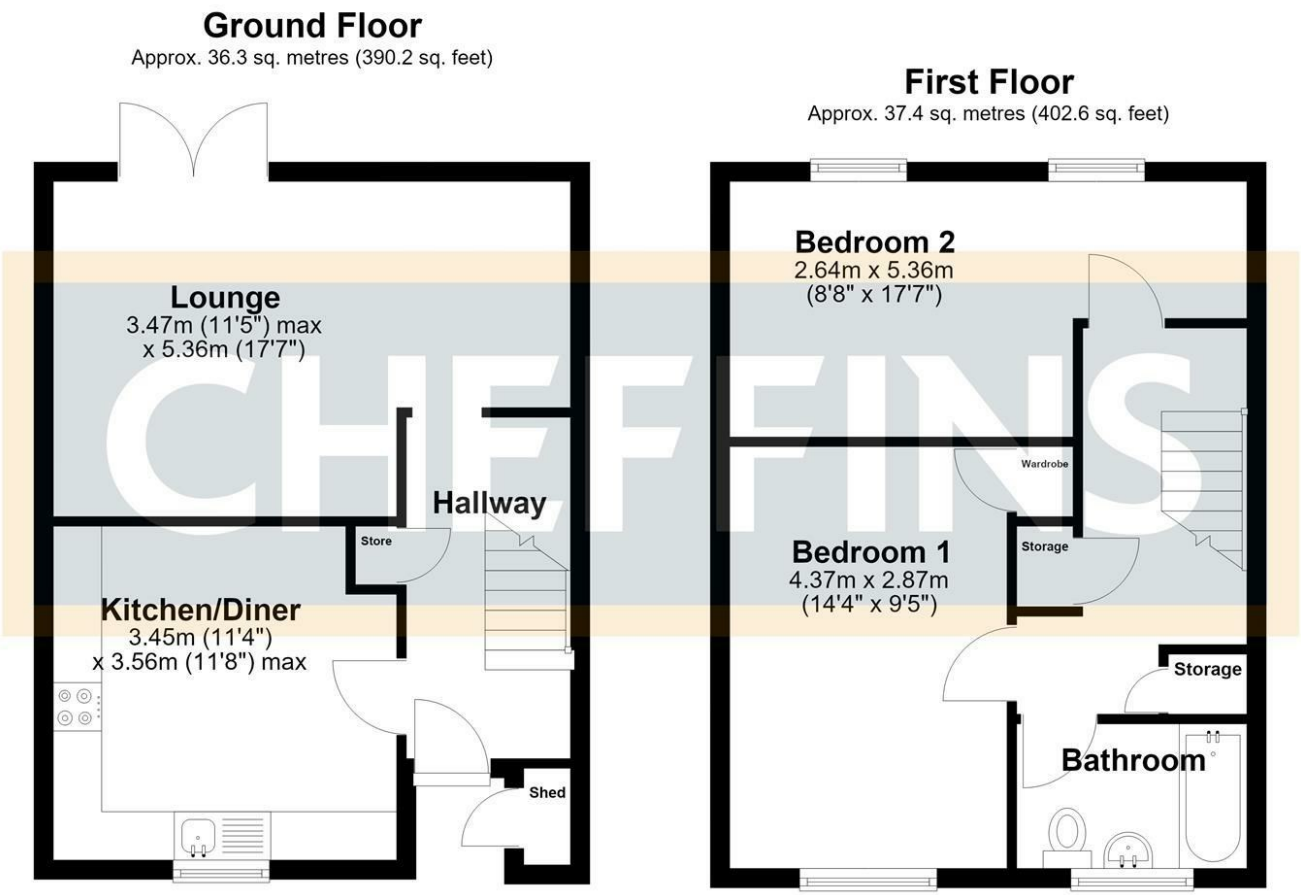
BEDROOM 2
With two windows to rear, radiator.

BATHROOM
Refitted with a three-piece suite comprising low level WC and wash hand basin in vanity unit, panelled bath with shower over and shower screen, window to front, radiator.

OUTSIDE
To the front of the property there is a low maintenance front garden with path leading to front door and storage cupboard whilst the rear offers a mainly laid to artificial grass garden with paved patio, brick built shed, concrete base to rear for further shed and gated access to rear. There is also an allocated parking space.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





Total area: approx. 73.7 sq. metres (792.8 sq. feet)

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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.