



Millpit Furlong, Littleport, CB6 1HT

**CHEFFINS**



# Millpit Furlong

Littleport,  
CB6 1HT

- 3 Double Bedrooms (1 Ensuite)
- Balconies Overlooking Mature Gardens
- Integral Garage & Parking
- Potential to Renovate or Demolish & Re-Build
- Potential for a Further Building Plot to Rear
- No Upward Chain
- CASH PURCHASERS ONLY
- Freehold / Council Tax Band E / EPC Rating D

We are delighted to offer to the market this fantastic find located in the popular Town of Littleport.

The property is a 3 bedroom detached house split over 2 floors with the potential to demolish and re-build or renovate throughout.

To the rear there are generous gardens as the property was originally 3 separate dwellings that have been combined into one larger plot, now with potential for a new building plot to the rear.

CASH PURCHASERS ONLY. For further information please contact us.

3 2 1



**Guide Price £365,000**





## 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 door to front, access to loft, stairs down to basement level.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath, radiator.

## BEDROOM 1

With window to side, radiator. Door to:

## ENSUITE

With 2 skylights to the rear, low level WC, spa bath, his-and-hers sinks, built-in wardrobe, radiator.

## BEDROOM 2

With window to front, fitted wardrobes, radiator.

## BEDROOM 3

With door leading onto a balcony, built-in wardrobe, radiator.

## LOUNGE

With doors to rear and side leading to balconies overlooking the gardens, gas fireplace, 2 radiators.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, window to front, double oven, 1/2 bowl sink with mixer tap, 5-ring gas hob, integral dishwasher, window to rear, radiator.

## GROUND FLOOR REAR LOBBY

With door to rear and door into the garage.

## UTILITY ROOM

With window to rear, plumbing for washing machine, butler sink, boiler.

## GARDEN ROOM

With windows and doors to rear leading into the garden.

## INTEGRAL GARAGE

With up and over door, power and light connected.

## OUTSIDE

To the front there is a small garden and a driveway to the side which leads to the parking and garage. The garden is split level and mainly laid to lawn with mature shrubs, plants and trees to borders and a natural garden

pond with timber bridge leading in. There is an access path from the property to Ely Road.

## AGENTS NOTES

Please note the property was originally 3 properties which have been combined into one property.

We are inviting cash purchasers only as the property is suffering from subsidence.

There is also a potential building to the rear of the property.

## VIEWING ARRANGEMENTS

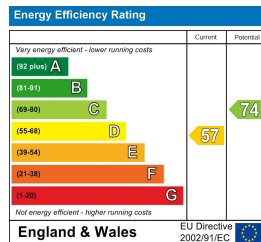
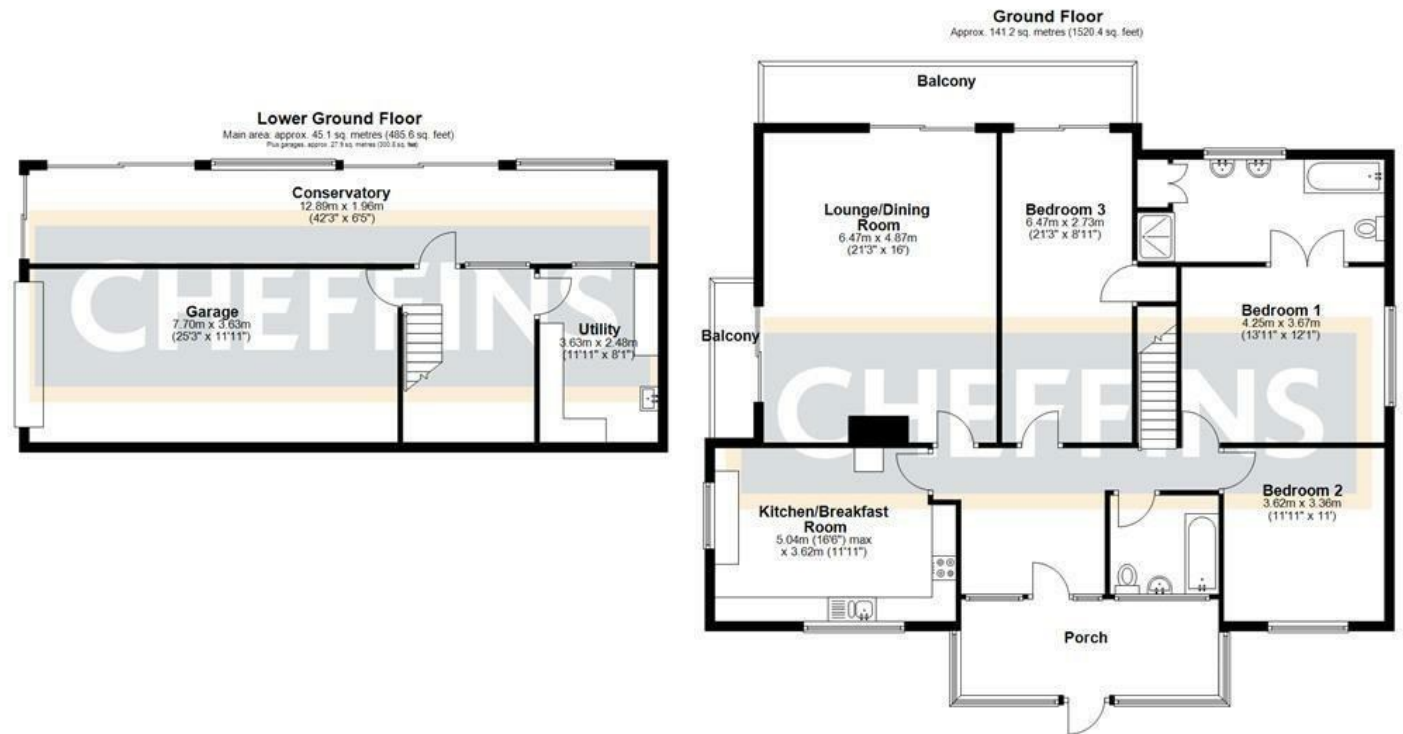
Strictly by appointment with the Agents.











Guide Price £365,000

Tenure - Freehold

Council Tax Band - E

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: 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.

