



Harvest Way, Ely, CB6 1EY

CHEFFINS

Harvest Way

Littleport, Ely,
CB6 1EY

- Modern End Of Terrace Family Home
- 3 Good Sized Bedrooms
- Ensuite To Bedroom 1
- Enclosed Rear Garden
- Off Road Parking
- Kitchen / Diner
- FREEHOLD / COUNCIL TAX B / EPC B

Cheffins offer to the market this well presented modern end of terraced family home located in the popular village of Littleport.

The property comprises of Entrance Hall, ground floor Cloakroom, Lounge, generous Kitchen / Diner along the back providing access to the rear Garden.

To the first floor there are 3 good sized Bedrooms (Bedroom 1 benefitting from a Ensuite Shower Room) and a Family Bathroom completing the accommodation.

Outside the property there are two offroad parking spaces to the front whilst the rear offers a mainly laid to lawn Garden with paved patio and gated access.

For further information or to arrange a viewing please contact us today!

3 2 1



Guide Price £280,000



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 HALLWAY

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

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl stainless steel sink with mixer tap over, integral dishwasher, integral oven, 4 ring gas hob with extractor hood over, space for fridge / freezer, understairs cupboard, radiator, doors to rear and integral washing machine.

LOUNGE

Window to the front and a radiator.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising of low level WC, pedestal wash hand basin, radiator and window to the front.

FIRST FLOOR LANDING

With loft access and over stairs storage cupboard.

BEDROOM 1

Window to the rear, radiator and built in wardrobes. Door to..

ENSUITE SHOWER ROOM

Fitted with a double shower cubicle, low level WC and pedestal wash hand basin, towel rail and extractor fan.

BEDROOM 2

Window to the front and radiator.

BEDROOM 3

Window to the front and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over and shower screen, heated towel rail and window to the rear.

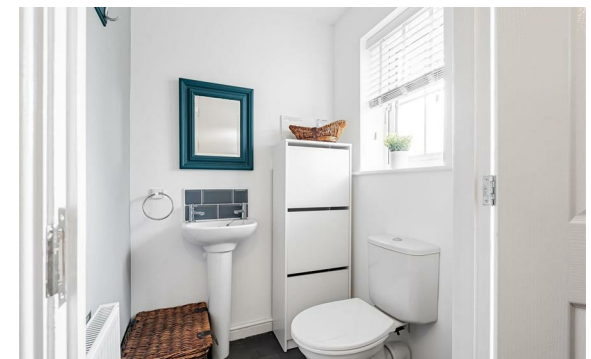
OUTSIDE

With off road parking to the front for two cars

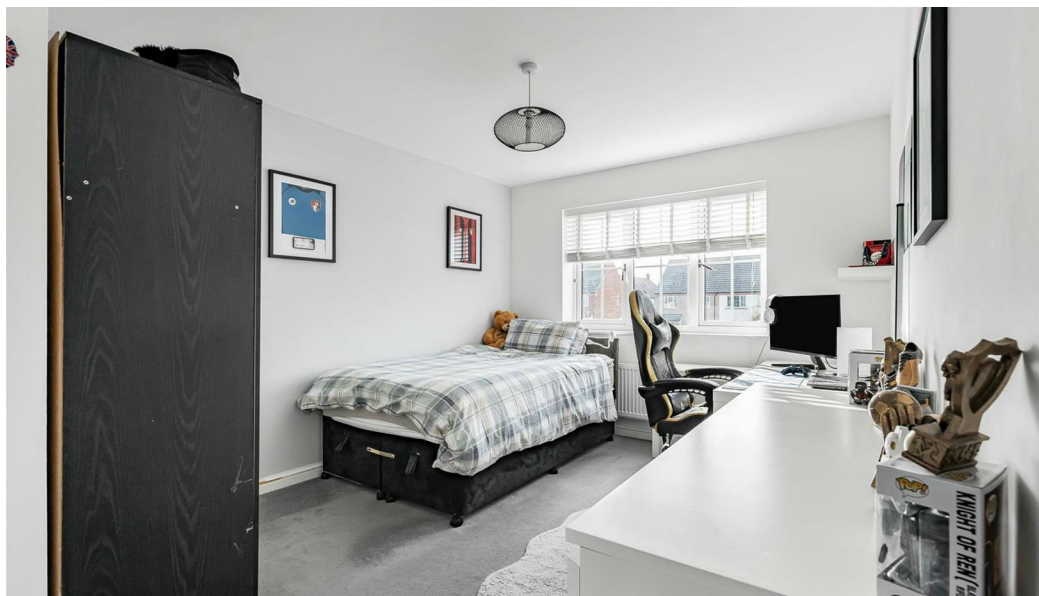
The rear Garden is mainly laid to lawn with paved patio and gated access at the rear.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







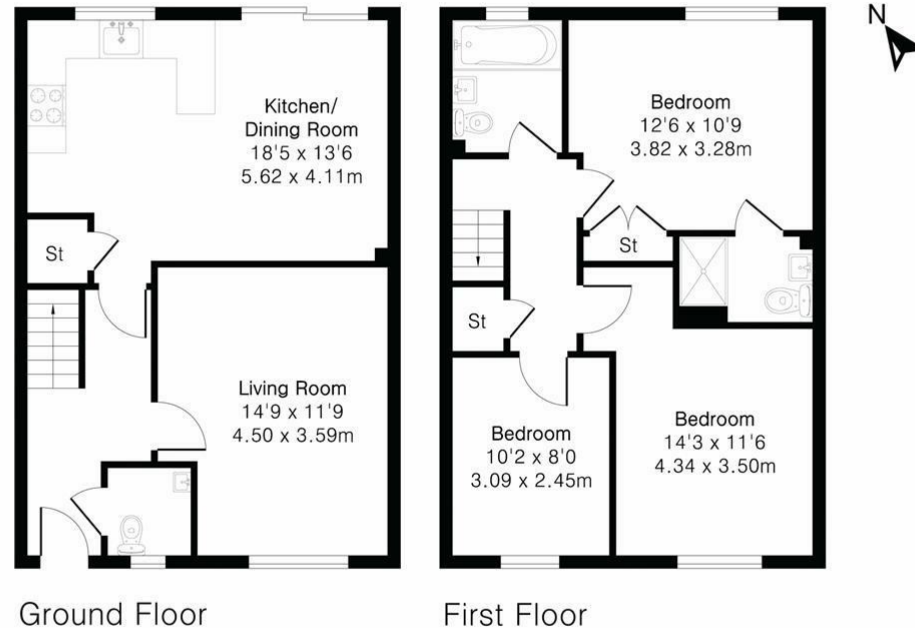


Approximate Gross Internal Area 1012 sq ft - 94 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 506 sq ft – 47 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

Guide Price £280,000

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: 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.

