



Barkhams Lane, Littleport, CB6 1NN

**CHEFFINS**

## Barkhams Lane

Littleport,  
CB6 1NN

- Detached Bungalow
- 2 Bedrooms
- Lounge, Kitchen & Shower Room
- Single Garage & Parking
- Courtyard Style Garden to Rear
- Easy Access to the Centre of Littleport
- No Upward Chain
- Freehold / Council Tax Band

Cheffins are delighted to offer to the market this detached bungalow located just a short walk from the centre of Littleport.

The property comprises of entrance hall, lounge, kitchen, 2 bedrooms and shower room. Outside there is a small front garden, driveway providing off road parking and leading to a single garage, as well as enclosed courtyard style garden to rear with gated access.

The property is offered for sale with no upward chain and early viewing is recommended.



**Guide Price £249,950**





## 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 side, access to loft, storage cupboard.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, ceramic sink with mixer tap, space for single oven with extractor hood over, breakfast bar, plumbing for washing machine, boiler, radiator, windows to front and side.

## LOUNGE

With window to front, oak flooring, radiator.

## SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, towel rail, window to side, extractor fan.

## BEDROOM 1

With window to rear, radiator and fitted wardrobes and built-in wardrobe.

## BEDROOM 2

With radiator and patio doors to the rear.

## OUTSIDE

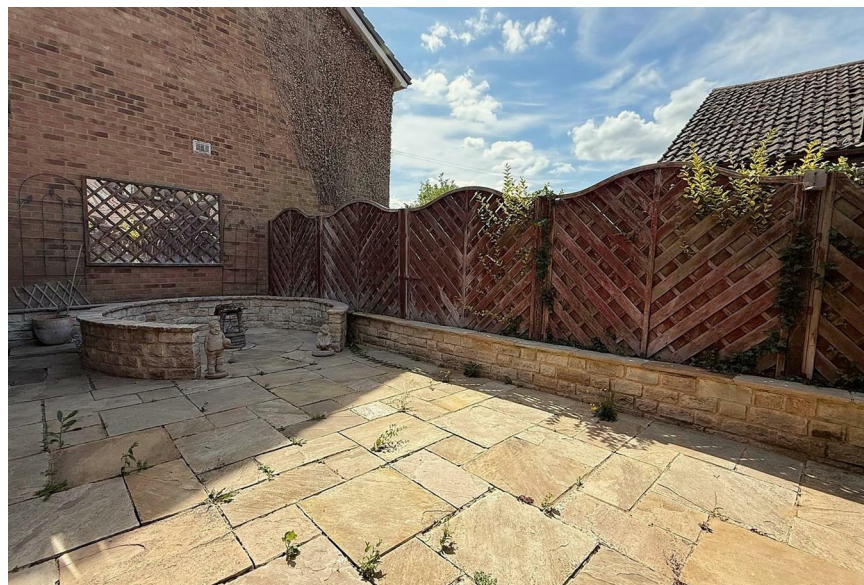
To the rear of the property there is a paved courtyard style garden with gated access to the front and timber summerhouse. There is also a door leading into a single garage with up and over door, power and light connected.

To the front there is a block paved driveway providing off road parking and a small front garden with plants and shrubs.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>88</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>57</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

## Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Total area: approx. 56.6 sq. metres (609.3 sq. feet)



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