



Yeomans Way, Littleport, CB6 1FL

CHEFFINS

Yeomans Way

Littleport,
CB6 1FL

- Mid Terrace House
- 2 Double Bedrooms
- Kitchen / Diner & Lounge
- Enclosed Rear Garden
- 2 Off Road Parking Spaces
- Popular Residential Location
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

Cheffins are delighted to offer to the market this modern mid terrace home situated on a popular residential development within the Town of Littleport.

The property comprises of entrance hall, lounge to front, ground floor cloakroom, kitchen/diner at the rear providing access into the garden, 2 double bedrooms and 3-piece bathroom.

Outside the property there is a small front garden whilst the rear has been laid to gravel for low maintenance, has a paved patio and gated access. Beyond the garden are 2 off road parking spaces.

The property is offered for sale with no upward chain and is available to view strictly by appointment with the Agents.

2 1 1



Guide Price £225,000



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, stairs leading to the first floor, radiator.

LOUNGE

With window to front, radiator, door leading through to:

INNER HALL

With storage cupboard and door to:

CLOAKROOM

With 2-piece suite comprising of low level WC and pedestal wash hand basin, extractor fan, radiator.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, integral oven, 4-ring gas hob with extractor hood over, integral fridge/freezer, integral dishwasher, integral washing machine, tiled splashbacks, window and door to rear,

radiator.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With window to rear, radiator

BEDROOM 2

With window to front, built-in storage cupboard, radiator.

BATHROOM

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

OUTSIDE

To the front there is a small gravelled garden with path leading to the front door.

To the rear there is a low maintenance gravelled garden with paved patio and

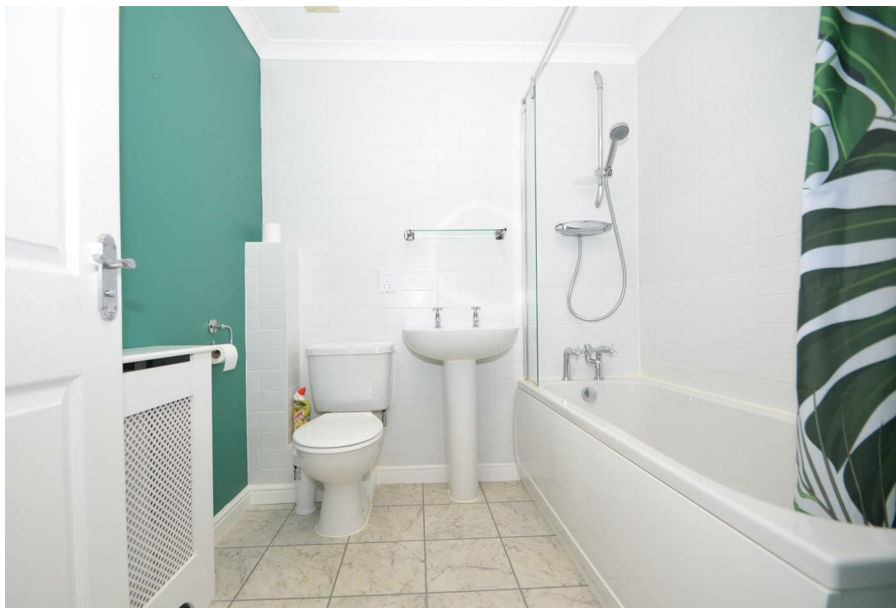
gated access at the rear leading through to off road parking for 2 cars.

AGENTS NOTE

Please note that a vendor of this property is related to an employee at our Ely Office.

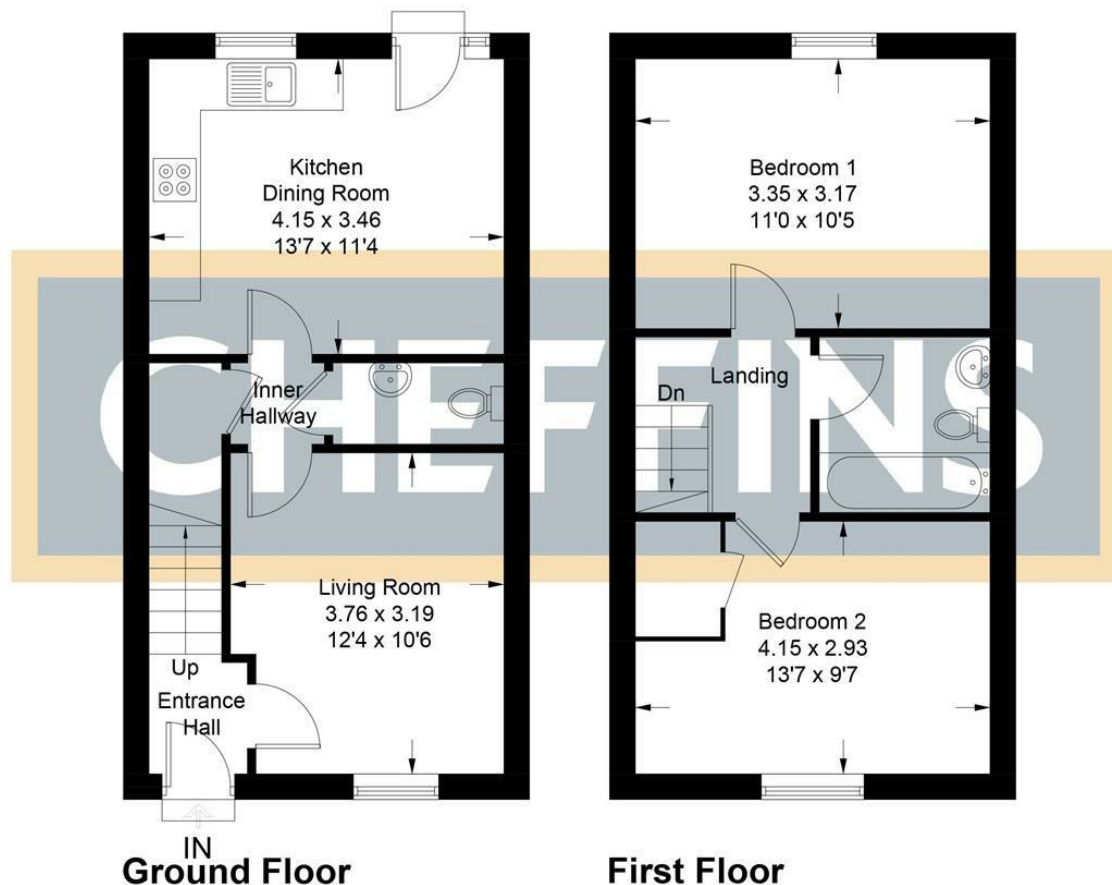
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area
 Ground Floor = 34.7 sq m / 373.6 sq ft
 First Floor = 34.7 sq m / 373.6 sq ft
 Total = 69.4 sq m / 747.2 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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	

Guide Price £225,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1185293)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.