



Victoria Street, Littleport, CB6 1NA

**CHEFFINS**

# Victoria Street

Littleport,  
CB6 1NA

4 2 2

**Guide Price £425,000**

- Deceptively Spacious Detached Family Home
- Formerly Three Cottages Converted Into One Large Residence
- Ample Offroad Parking and Garage
- Generous Rear Gardens
- Ensuite to Bedroom 1
- Close to Village Centre
- FREEHOLD / COUNCIL TAX E / EPC F

Cheffins are delighted to offer to the market this spacious family home located just outside the village centre of Littleport.

The property comprises of Entrance Hall, Lounge, Dining Room, Kitchen / Breakfast Room, Ground Floor Cloakroom, 4 good sized Bedrooms with Bedroom 1 benefitting from an Ensuite Bathroom as well as a separate Shower Room and further separate Cloakroom.

Outside the property there is a generous driveway providing offroad parking for multiple cars leading up to a single Garage whilst the rear offers a generous mainly laid to lawn Garden with mature shrubs and trees to the borders.

The property further benefits from being recently externally insulated and rendered as well as having new windows and doors fitted.

To fully appreciate all that is on offer an early viewing is highly recommended.





## 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.

**KITCHEN / BREAKFAST ROOM**

Fitted with bespoke range of base units with work surfaces over, windows to front and rear, doors to rear, inglenook style fireplace with double oven, an Aga (currently not working), double butler sink, plumbing for dishwasher and pantry.

**LOUNGE**

With two windows to the front and one window to the rear, inglenook fireplace and built in fireplace.

**DINING ROOM**

Two windows to the side, stairs to the first floor, fireplace with inset log burner, storage cupboard and a further under stairs storage cupboard.

**CLOAKROOM**

Fitted with a two piece suite comprising of low level WC and wash hand basin.

**FIRST FLOOR LANDING**

With Store Room and Airing Cupboard housing the hot water tank.

**BEDROOM 1**

Window to front and rear, walk in wardrobe, door to..

**ENSUITE**

Fitted with a five piece suite comprising of low level WC, bidet, his and hers sinks, panelled bath and separate shower cubicle. Two windows to the side.

**BEDROOM 2**

Window to front and side, built in wardrobe.

**BEDROOM 3**

Window to side.

**BEDROOM 4**

Window to side.

**SHOWER ROOM**

Fitted with a two piece suite comprising of wash hand basin and shower cubicle. Window to side.

**CLOAKROOM**

Fitted with a low level WC and wash hand basin.

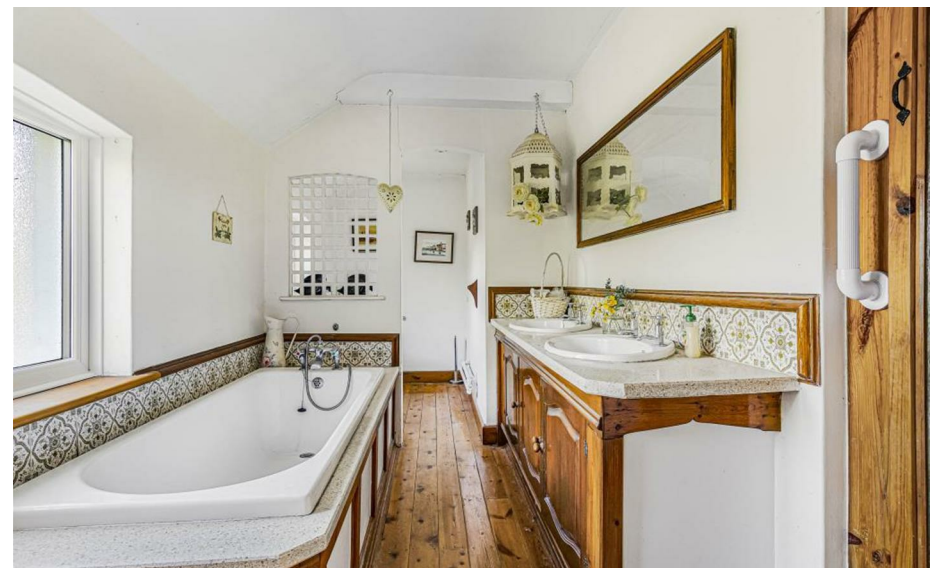
**OUTSIDE**

To the front there is a large gravelled driveway providing offroad parking for multiple cars and leading up to an integral single Garage with barn doors to the front, power and light connected, door to rear leading to the Garden.

Mainly laid to lawn rear Garden, estimated 0.2 acres, brick shed,. Outdoor utility room with plumbing for a washing machine.

**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>83</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>24</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

Guide Price £425,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District Council

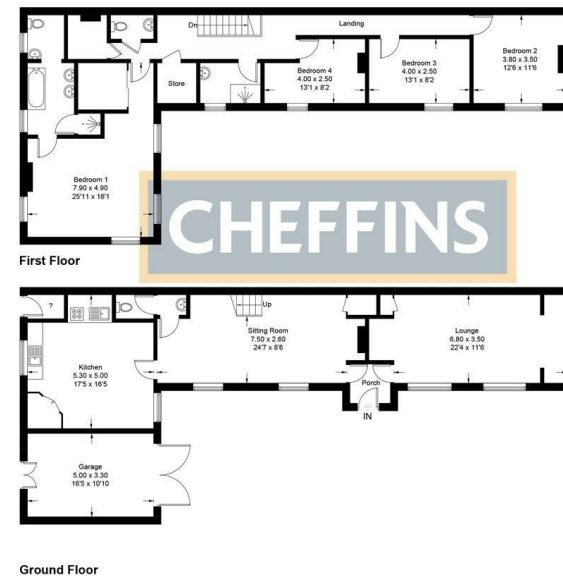
For more information on this property please refer to the Material Information Brochure on our website.

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

Approximate Gross Internal Area= 203.0 sq m / 2185 sq ft



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. (ID1249724)

