



Park Drive, Littleport, CB6 1GQ

CHEFFINS

Park Drive

Littleport,
CB6 1GQ

- Spacious End of Terrace
- Well Presented Throughout
- 3 Bedrooms (1 Ensuite)
- Kitchen with Fitted Appliances
- Spacious Lounge / Dining Room
- Driveway & Garage
- Garden with Open Views to Rear
- Small Development with Countryside Walks Nearby
- Freehold / Council Tax Band C / EPC Rating B

A well presented and spacious end of terrace property which has been finished to a high specification and is situated within a small development with open views to the rear and countryside walks nearby.

Accommodation comprises entrance hall opening into kitchen with fitted appliances, cloakroom, spacious lounge/dining room, 3 bedrooms (master with ensuite) and bathroom. Outside there is a spacious driveway, garage and rear garden with attractive views.

Benefits include under floor heating to the ground floor with Travertine flooring and upvc double glazing and to be fully appreciated a viewing is recommended.

3 2 1

Guide Price £300,000





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 aspect, Travertine floor with under floor heating, cupboard housing gas fired combination boiler.

CLOAKROOM

With vanity unit with wash basin, low level WC, Travertine floor with under floor heating.

KITCHEN

With double glazed window to front aspect, Travertine floor with under floor heating, fitted with a range of modern wall and base level storage units, work surfaces and drawers, electric double oven, hob and extractor hood, sink unit and drainer, integrated fridge/freezer, dishwasher and washer/dryer.

LOUNGE / DINING ROOM

With double glazed windows to rear and side aspects and French doors onto rear garden, stairs to first floor with under stairs storage cupboard, television point, Travertine floor with under floor heating.

FIRST FLOOR LANDING

With oak flooring, shelved linen cupboard, access to loft which is part boarded and has a pull-down ladder, radiator.

BATHROOM

With suite comprising vanity unit with wash basin, built-in WC, panelled bath, separate shower cubicle, double glazed window to rear aspect, oak flooring, heated towel rail.

BEDROOM 1

With double glazed window to front aspect, oak flooring, radiator.

ENSUITE

With double size shower cubicle, built-in WC and vanity unit with wash basin, double glazed window to front aspect, heated towel rail.

BEDROOM 2

With double glazed window to rear aspect with attractive view across surrounding countryside, oak flooring, radiator.

BEDROOM 3

With double glazed window to side aspect, oak flooring, radiator.

OUTSIDE

To the front of the property there is a gravelled driveway providing spacious off street parking and leading to a single garage with roller shutter door, power and light connected.

Gated pedestrian access leads to an

enclosed rear garden which consists of a patio leading onto a lawn, whilst at the rear of the garden there is an area of raised decking with a timber built gazebo. The garden backs onto a grass paddock and from the decking/gazebo has attractive views across surrounding countryside of Ely Cathedral.

AGENTS NOTE

Park Drive is a small cul de sac development with each property owner being part of a Residents Association. The Residents Association was set up in order to manage any communal areas with a small annual fee being paid for the administration (currently £24.00 for this year).

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





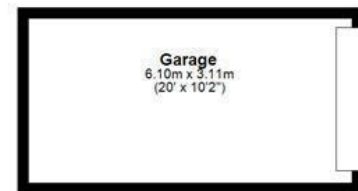
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £300,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council







Main area: Approx. 102.2 sq. metres (1099.7 sq. feet)
Plus garages, approx. 18.9 sq. metres (203.9 sq. feet)

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.

