

Ashley Gardens, Littleport, CB6 1PD

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Littleport,
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3 1 2

Offers In Excess Of £300,000



- Well Presented Detached Family House
- 3 Bedrooms
- Modern Kitchen / Dining Room
- Generous Rear Garden
- Driveway & Single Garage
- Study
- Freehold / Council Tax Band C / EPC Rating D

Cheffins are delighted to market this beautifully presented 3 bedroom detached family home located in the village of Littleport.

The property offers an entrance hall, cloakroom, spacious and modern kitchen diner with integrated appliances and door to rear providing access to the garden, 2 reception rooms to include a living room and a separate study along with 3 bedrooms to the first floor and family bathroom. Outside there is a mainly laid to lawn front garden with driveway for 2 vehicles leading to a single garage whilst the rear offers a generous mainly laid to lawn garden with paved patio and front gated access.

To fully appreciate all that's on offer, an early viewing is essential to avoid disappointment.













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, radiator, stairs rising to first floor.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, pedestal wash hand basin, window to front.

LIVING ROOM
With window to front, radiator.

STUDY
With window to front, radiator.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated single oven, four-ringed gas hob with stainless steel extractor hood over, stainless steel sink with ,mixer tap over, integrated washing machine, plumbing for dishwasher, tiled splashbacks, space for fridge/freezer, double doors to rear leading to garden, radiator.

FIRST FLOOR LANDING
With radiator, access to the loft, built-in storage cupboard.

BEDROOM 1
With two windows to front, two radiators.

BEDROOM 2
With window to rear, radiator.

BEDROOM 3
With window to rear, radiator, built-in airing cupboard housing the boiler.

BATHROOM
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, window to side, heated towel rail, tiled splashbacks.

OUTSIDE
The front offers a mainly laid to lawn garden with mature shrubs and plants to borders with path leading to front door and rear, driveway providing off-road parking for two vehicles leading to a single garage, currently being used as a gym, with up and over door, power and light connected, eaves storage and door to garden. The rear offers a mainly laid to lawn garden with mature shrubs, trees and plants to borders with paved patio and front gated access.

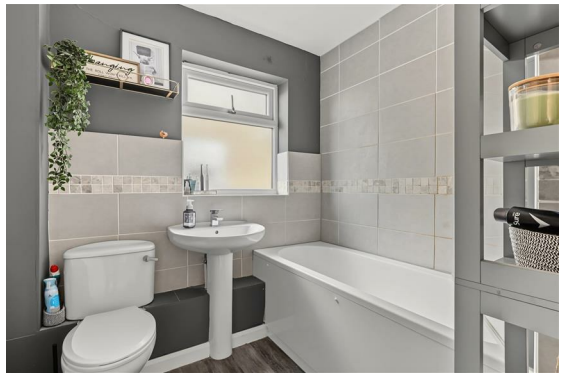
VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.











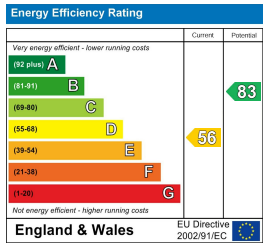


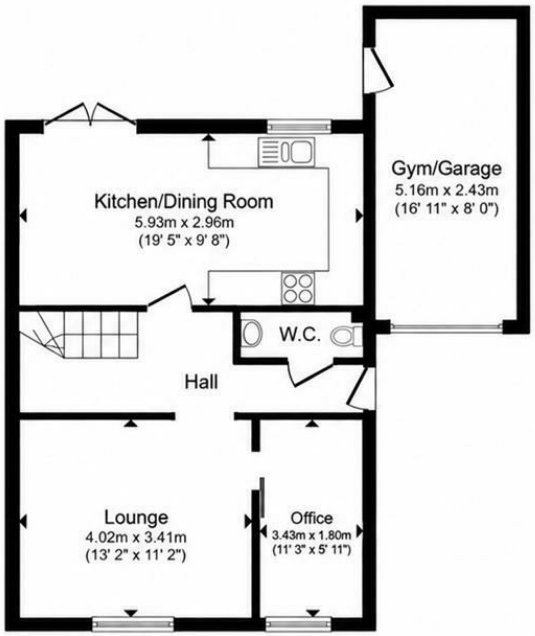


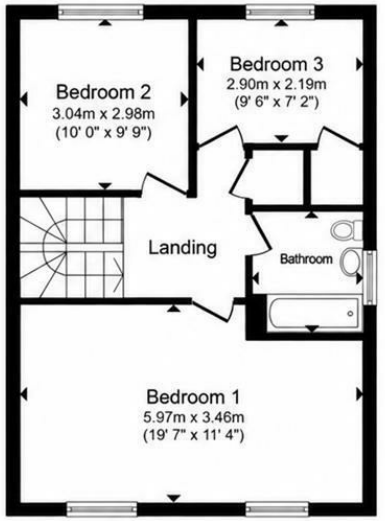












Total floor area 111.2 m² (1,197 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Offers In Excess Of £300,000

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.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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