



Gilbert Road, Littleport, CB6 1JZ

**CHEFFINS**



# Gilbert Road

Littleport,  
CB6 1JZ

- Well Presented Semi Detached Home
- Large Timber Summerhouse
- Generous Lounge / Diner
- Kitchen & Office/Snug
- 3 Good Sized Bedrooms
- Driveway for Multiple Vehicles
- Garden to Rear
- Freehold / Council Tax Band B / EPC Rating D

Cheffins are delighted to offer to the market this well presented, semi detached family home located in the popular town of Littleport.

The property offers an entrance hall, a generous dual aspect lounge / diner that provides access to the rear garden, a kitchen plus an office/snug and a utility cupboard. Upstairs are 3 good sized bedrooms and a family bathroom.

Outside the property, to the front is a graveled driveway providing off road parking for multiple vehicles, whilst the rear offers a mainly laid to lawn garden with paved patio and a large, timber summer house.

3 1 2

**Guide Price £260,000**





## 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, radiator, stairs to first floor, under stairs cupboard.

## LOUNGE / DINER

Dual aspect with window to front aspect and French doors to rear garden, 2 radiators, door to kitchen.

## KITCHEN

With a range of base and wall units, cupboards and drawers with work surfaces over, window to rear aspect, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, integral single oven, 4-ring electric hob with extractor hood above, space for American style fridge/freezer, ceiling spotlights, door leading through to Office/Snug.

## OFFICE / SNUG

With window to front aspect.

## BOOT ROOM

With utility cupboard having space for tumble drier. This room was previously a downstairs cloakroom – the vendor advises the plumbing is still in place should potential

purchasers wish to re-instate as a cloakroom.

## FIRST FLOOR LANDING

With window to side aspect, access to loft, airing cupboard housing hot water tank.

## BATHROOM

With 3-piece suite comprising low level WC, inset vanity wash hand basin, panelled bath, window to rear aspect, towel rail, extractor fan.

## BEDROOM 1

With window to rear aspect, radiator, fitted wardrobes.

## BEDROOM 2

With window to front aspect, radiator.

## BEDROOM 3

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

## OUTSIDE

To the front of the property there is a generous graveled driveway providing off road parking for multiple vehicles.

The rear garden is mainly laid to lawn, with paved patio, shrubs and plants to borders and a large summerhouse.

## VIEWING ARRANGEMENTS

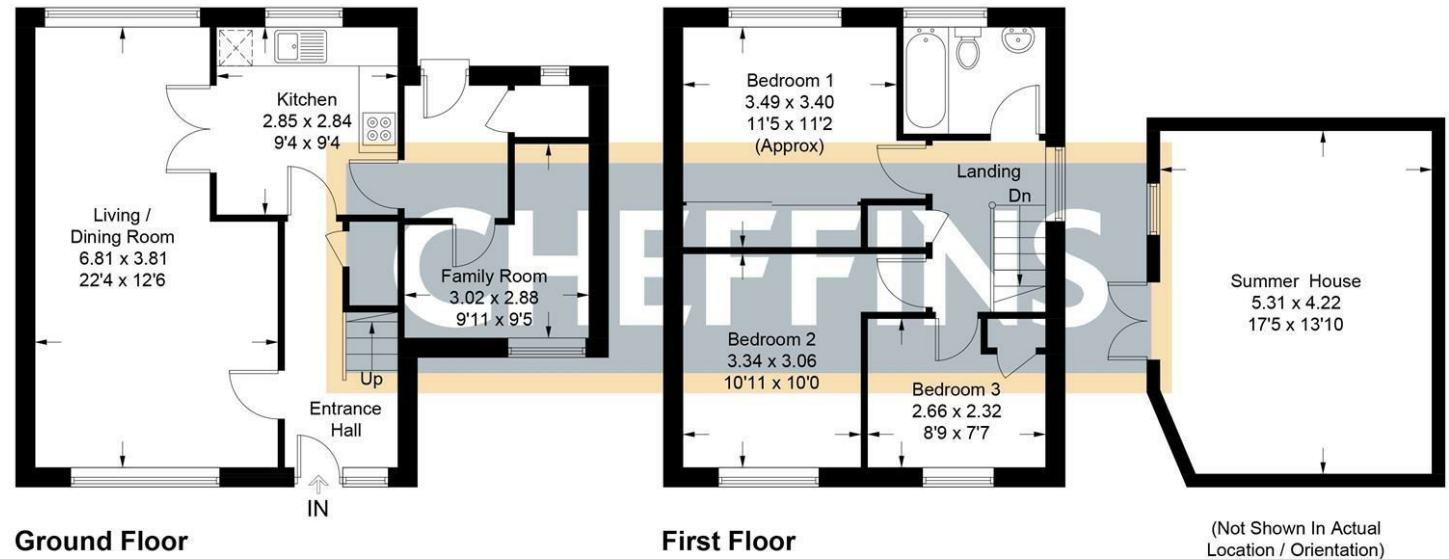
Strictly by appointment with the Agents.







Approximate Gross Internal Area  
 Ground Floor = 49.8 sq m / 536 sq ft  
 First Floor = 38.1 sq m / 410 sq ft  
 Summer House = 21.9 sq m / 236 sq ft  
 Total = 109.8 sq m / 1182 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		59
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £260,000

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. (ID1209328)

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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.