



Chestnut Lane, Ely, CB6 1FQ

**CHEFFINS**

## Chestnut Lane

Littleport, Ely,  
CB6 1FQ

- Modern Semi Detached Home
- 3 Bedrooms
- 1 En-Suite
- Kitchen/Dining/Living Area
- Living Room
- Freehold
- Council Tax C
- EPC B

A well presented and popular style of 3 bedroom semi detached property situated within a well regarded location. Accommodation comprises entrance hall, cloakroom, lounge, open plan kitchen/dining/living area, 3 bedrooms (master with ensuite) and bathroom, together with enclosed rear garden and parking. Viewing recommended.

3 2 1

Guide Price £299,995





## 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). 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, stairs to first floor, tiled flooring, radiator.

## CLOAKROOM

With low level WC, pedestal hand basin, radiator, tiled flooring, double glazed window to front aspect.

## LOUNGE

With double glazed window to front aspect, radiator.

## OPEN PLAN KITCHEN / FAMILY ROOM

Kitchen area with 11/4 stainless steel unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven & grill, 4-ring gas hob, stainless steel extractor hood and splash back, a range of integrated appliances including a fridge/freezer, dishwasher and washing machine, double glazed window to rear aspect, cupboard housing gas fired boiler, under stairs storage cupboard, tiled flooring, 2 radiators, double glazed sliding doors to rear garden.

## FIRST FLOOR LANDING

With double glazed window to side aspect, access to loft, over stairs storage cupboard.

## BEDROOM 1

With double glazed window to rear aspect, built-in wardrobe, radiator.

## ENSUITE

With suite comprising shower cubicle, low level WC, pedestal hand basin, radiator.

## BEDROOM 2

With double glazed window to front aspect, radiator.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BATHROOM

With suite comprising panel bath, low level WC, pedestal hand basin, radiator, double glazed window to rear aspect.

## OUTSIDE

To the front of the property, which overlooks the crescent play area, you will find a low maintenance gravelled

front garden, with gated side access to the garden and a pathway to the front door. To the rear there is a fully enclosed garden which is predominantly laid to lawn with patio area, timber framed shed and rear gated access leading to 2 allocated parking spaces.

## AGENTS NOTE

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

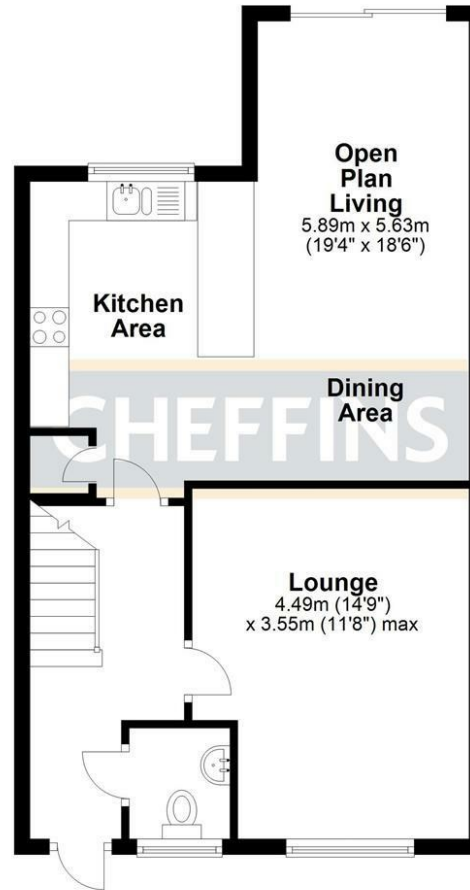
There is an annual service charge of £198 for the upkeep of communal areas.





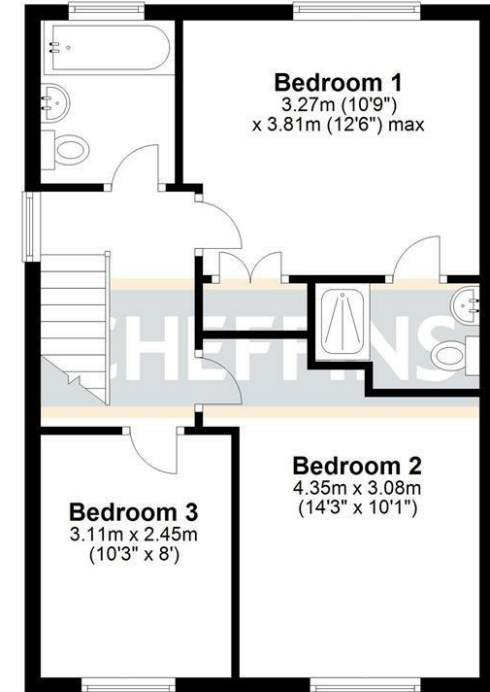
## Ground Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



## First Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b>	<b>94</b>
(71-81) <b>B</b>	
(59-80) <b>C</b>	
(55-68) <b>D</b>	
(49-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £299,995

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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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.